



## Victoria Gardens, £210,000

- Council Tax Band - D
- Spacious Property - Ideal Family Home
- Off Road Parking
- Three Double Bedrooms + An Attic Room
- Two Bathrooms
- EPC Rating: D



 3  2  2



## About the property

Within walking distance to Neath Town Centre with all its amenities. A well presented, stone front, character property for sale with no on-going chain. Internally comprising of an entrance hall, a spacious lounge with bay windows, a dining room and a kitchen to the ground floor. The first floor features three double bedrooms, a bathroom and a shower room. The first floor landing provides further access to the generous size attic room. To the front of the property there is a garden area mainly laid to lawn. To the rear of the property there is an enclosed multi-functional garden with electric doors providing off road parking and rear lane access. Ideal family home. Internal viewings come highly recommended.

## Accommodation

### Entrance Porch

### Hallway

### Lounge

28' 3" max x 12' 8" max ( 8.61m max x 3.86m max )

### Dining Room

17' max x 10' 9" max ( 5.18m max x 3.28m max )



### **Kitchen**

10' 7" x 10' 5" ( 3.23m x 3.17m )

### **Landing**

### **Bedroom One**

11' 8" x 16' 5" ( 3.56m x 5.00m )

### **Bedroom Two**

13' 1" x 10' 4" ( 3.99m x 3.15m )

### **Bedroom Three**

10' 5" x 10' 8" ( 3.17m x 3.25m )

### **Attic Room**

25' 2" max x 16' 5" max ( 7.67m max x 5.00m max )

### **Bathroom**

### **Shower Room**

### **Front Garden**

### **Rear Garden**

01639 635115  
neath@peteralan.co.uk



## Floorplan

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

