



Mill Race

£280,000

- Three Double Bedrooms & En-Suite
- Sought After Modern Development
- Detached Family Home
- Council Tax Band - D
- Driveway
- EPC Rating: Awaiting



 3  2  3



About the property

A lovingly maintained and well presented home situated in a sought after and modern development. The home boasts a total of 4 reception areas including a study and conservatory to the rear. Nestled into a cul-de-sac with a driveway for 2 vehicles and access through to the enclosed rear garden via a gate to the side where you will find a generous lawn and paved patio. Featuring a utility room and cloakroom to the ground floor with an en-suite and main family bathroom on the first floor alongside three double bedrooms all containing built in wardrobes.

The property is conveniently located for access to local shops and schools including Neath College, with an easy commute to the M4 Corridor via the A465. Internal viewings are highly recommended to truly appreciate the property.



Accommodation

Entrance Hall

Lounge

12' 9" x 10' 7" (3.89m x 3.23m)

Dining Room

11' 2" x 7' 7" (3.40m x 2.31m)

Reception Room

13' 6" x 8' 1" (4.11m x 2.46m)

Conservatory

12' 2" x 9' 3" (3.71m x 2.82m)

Kitchen

10' 3" x 9' (3.12m x 2.74m)

Utility Room

7' 3" x 5' 3" (2.21m x 1.60m)

Cloakroom

Landing

Bedroom One

11' 9" x 10' 8" (3.58m x 3.25m)

Ensuite

Three piece suite.

Bedroom Two

11' 5" x 11' (3.48m x 3.35m)

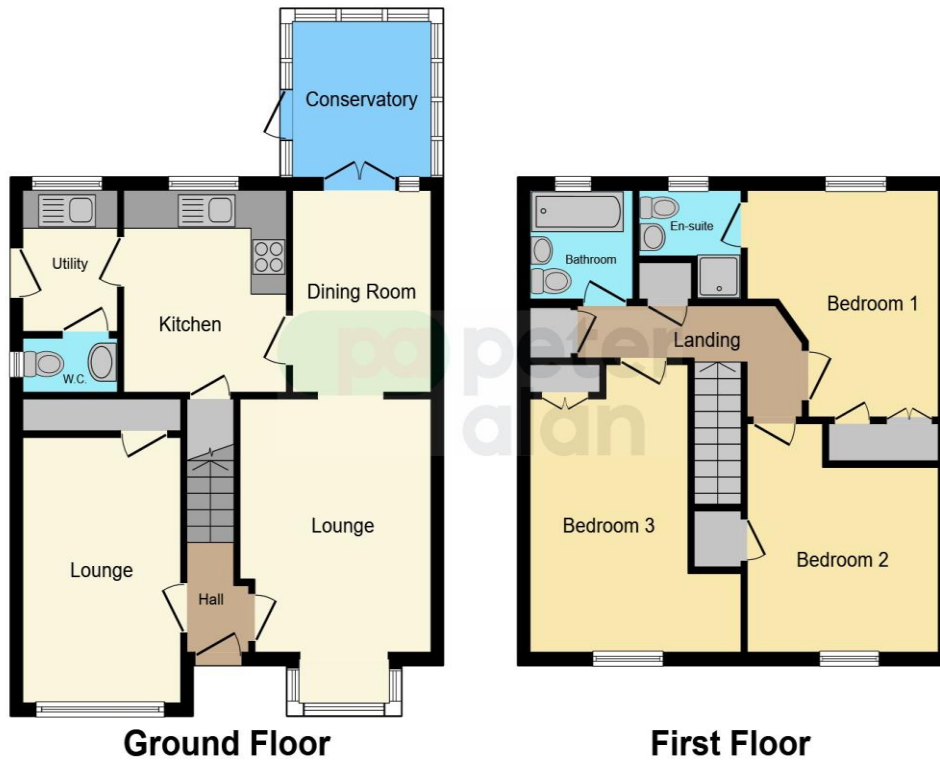
Bedroom Three

10' 9" x 9' 5" (3.28m x 2.87m)

Bathroom

Front & Rear Gardens

Floorplan



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