



## Alexander Road, £185,000

- Sought After Location
- Off Street Parking
- Generous Garden
- Council tax band C
- Three Double Bedrooms
- EPC Rating: D



 3  1  2



## About the property

A well-presented family home to be sold with no chain! Situated in a highly sought after location benefiting from great access to local schools through Bryncoch, Neath town centre with it's amenities including the train station, bus routes and shops.

Internally comprising of a generous living space to the front, with a modern fitted kitchen containing integrated appliances such as the cooker, hob and hood and a bathroom to the rear. The first floor boasts three double, carpeted bedrooms with desirable views to the rear of the property.

The end of terrace home features a low maintenance garden to the front with access to the side leading through to the rear garden. Here you will find a paved patio with a shed, firepit and a generous lawn with a footpath leading to off street parking accessed via a lane to the rear. Internal viewings are highly recommended to truly appreciate the property.





## Accommodation

### Entrance Porch and Hallway

**Lounge**- 22' 3" x 11' 9" Max ( 6.78m x 3.58m Max )

**Kitchen**- 10' 9" x 9' 3" ( 3.28m x 2.82m )

### Inner Hallway

### Bathroom

### Landing

**Bedroom One**- 15' 2" Max x 9' 3" Max ( 4.62m Max x 2.82m )

**Bedroom Two**- 11' 8" x 9' 3" Max ( 3.56m x 2.82m Max )

**Bedroom Three**- 11' x 9' 2" ( 3.35m x 2.79m )

### Front And Rear Garden

## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## 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