



## Efail Fach, £160,000

- Semi-Rural Living
- Two Double Bedrooms
- Modern Kitchen and Bathroom
- Council Tax Band - C
- Ideal First Time Purchase
- EPC Rating: D



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## About the property

An Ideal first time purchase in a highly sought after semi-rural location. The home benefits from great links through to the M4 corridor, Neath Town centre and its amenities including the train station, shops and bus routes. Conveniently located for access to local schools such as Cefn Saeson Comprehensive School as well as popular walking and cycling routes through Afan Valley.

Internally, the property boasts a beautifully presented lounge diner with laminate flooring, a feature fireplace and patio doors to the rear. This flows into the modern kitchen with integrated cooker, hob and hood and the bathroom comprising of a bath with a shower over, wc, hand wash basin and facilities for a washing machine.

The first floor houses the two double bedrooms and access to the loft. Internal viewings are highly recommended.

## Accommodation

### Entrance Hallway

### Lounge / Diner

22' 2" max x 11' 2" ( 6.76m max x 3.40m )

### Kitchen

9' 9" x 9' 7" ( 2.97m x 2.92m )

### Bathroom

### Landing

### Bedroom One

8' 3" x 15' ( 2.51m x 4.57m )

### Bedroom Two

9' 7" x 9' ( 2.92m x 2.74m )

### Front And Rear Gardens





## 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.

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