



Main Road

£210,000

- Sought after location
- Three Bedrooms
- Bathroom and First Floor Wc
- Fitted Kitchen and Utility Room
- Wrapping Gardens
- EPC Rating: D



 3  1  1



About the property

A perfect family home in need of some modernisation! Boasting desirable views, a spacious layout, mature gardens wrapping around the perimeter of the property and situated in a sought after location! Conveniently positioned for access to local shops and schools, such as Cilffriw Primary School, on the outskirts on Neath Town Centre and ideal for commuters with great links to the A465 onto the M4 Corridor.

Internally, the property comprises of a generous entrance hallway with doors leading through to a lounge diner with laid carpets, a utility room with wall and base units, a fitted kitchen, a ground floor wetroom and the third bedroom. Stairs in the hallway then lead up to the first floor landing providing access to both bedrooms one and two as well as a wc. Internal viewings are highly recommended to truly appreciate the potential of this property.

****All services/appliances have not and will not be tested****

Accommodation

Entrance Hall

14' 3" x 14' (4.34m x 4.27m)

Lounge/ Diner

21' 9" x 13' 9" (6.63m x 4.19m)

Kitchen

11' 9" x 10' 5" (3.58m x 3.17m)

Utility Room

7' 9" x 7' 4" (2.36m x 2.24m)



Bedroom Three

11' 9" x 10' 7" (3.58m x 3.23m)

Shower Room

Landing

Bedroom One

16' 1" x 9' 8" (4.90m x 2.95m)

Bedroom Two

14' x 9' 8" (4.27m x 2.95m)

W.C

Front Garden

Rear Garden

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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.

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