



## Ynysymaerdy Road, offers in the region of £165,000

- Unique Opportunity!
- Ideal First Time Purchase!
- Popular Walking Routes Nearby!
- Council Tax Band B
- Sought After Location
- EPC Rating: D



 4  1  1





## About the property

Situated in the heart of Briton Ferry is this modern and spacious home, conveniently located for access to stores in Neath Town Centre and local schools including Ynysmaerdy and Llansawel Primary schools. Perfect also for commuters with great links to the M4 corridor and A465 as well as regular bus and train routes.

Internally, the property comprises of a sizable entrance hallway, with doors leading off to the generous lounge, featuring upvc windows at the front and rear, as well as the kitchen diner with patio doors to the rear garden and access to the stairs onto the first floor landing. Here, we find the modern family bathroom and all four bedrooms, of which three are doubles with the master boasting a walk in wardrobe! To the rear is an enclosed and low maintenance garden with a garage accessed via a lane to the side or patio doors, functionally used as a summer house with storage!







## Accommodation

### Entrance Hallway

### Lounge

20' 7" x 11' 4" ( 6.27m x 3.45m )

### Kitchen Diner

21' 2" x 9' 9" ( 6.45m x 2.97m )

### Bedroom One

10' 9" x 10' 1" Plus Walk in Wardrobe ( 3.28m x 3.07m Plus Walk in Wardrobe )

### Bedroom Two

12' x 10' ( 3.66m x 3.05m )

### Bedroom Three

9' 4" x 10' ( 2.84m x 3.05m )

### Bedroom Four

7' 1" x 5' 9" ( 2.16m x 1.75m )

### Bathroom

### Rear Garden & Garage

## Floorplan



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