



Pentwyn, £170,000

- Beautifully Presented throughout
- Unallocated Private Parking
- Backing onto Eaglesbush Valley
- Council Tax Band B
- Ideal First Time Purchase
- EPC Rating: F



 3  1  2



About the property

A gorgeous three double bedroom, traditional build, end of terrace property nestled into the woodlands of Eaglesbush Valley. Boasting a semi rural feel in a convenient location for access to well renowned local schools, shops and amenities within Neath Town Centre and excellent for commuters with great links to the A465 onto the M4 corridor. Internally, the property comprises of an entrance hallway with stairs to the first floor and a door leading into the open plan lounge and dining area featuring upvc windows to the front and rear providing a light and airy feel. The home flows through to an inner hallway with a fitted utility cupboard, generous storage under the stairs, a bathroom comprising of a four-piece suite including the curve top free standing bath and a beautiful fitted kitchen with integrated appliances. The first floor houses a master bedroom with en-suite and a further two double bedrooms with fitted carpets throughout.





Accommodation

Entrance Hallway

Lounge Area

11' 5" x 11' 8" (3.48m x 3.56m)

Dining Area

11' 1" x 11' 6" (3.38m x 3.51m)

Inner Hall

Kitchen

12' 8" x 8' 1" (3.86m x 2.46m)

Bathroom

Landing

Bedroom 1

11' 7" x 11' 6" + Recess (3.53m x 3.51m + Recess)

En Suite

Bedroom 2

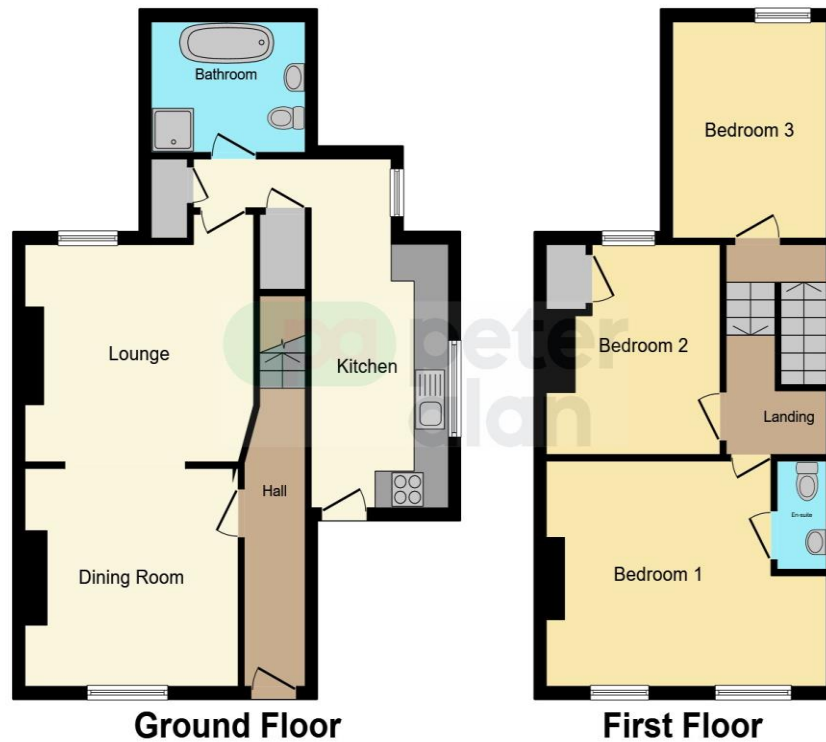
11' 7" x 8' 7" (3.53m x 2.62m)

Bedroom 3

11' 2" x 7' (3.40m x 2.13m)

Side Garden

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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