



Canal Side, £125,000

- Off Street Parking
- Three Bedroom Cottage in Sought After Location
- Modern and Well Presented Throughout
- Council Tax Band - A
- Low Maintenance Rear Garden
- EPC Rating: E



 3  1  1



About the property

A beautiful three-bedroom cottage for sale with no on-going chain, ideal family home or first-time purchase! Conveniently located for access to stores in Neath Town Centre, local schools including Llangatwg Community Comprehensive School and Tonna Primary Community School. Also well situated for commuters with great links to the M4 corridor via the A465.

Internally, the property comprises of a light and airy, open plan lounge diner which flows through to a modern fitted kitchen with an integrated fridge freezer. The first floor boasts the family bathroom, consisting of a whirlpool bath with shower over, w.c and hand wash basin, and three generous bedrooms where the master houses fitted wardrobes.

Internal viewings are highly recommended to truly appreciate the property.



Accommodation

Lounge Area

9' 7" x 13' 8" (2.92m x 4.17m)

Dining Area

12' 8" x 10' 8" (3.86m x 3.25m)

Kitchen

10' 4" x 11' 4" (3.15m x 3.45m)

Landing

Bedroom One

10' 5" Into Wardrobe x 11' 5" (3.17m Into
Wardrobe x 3.48m)

Bedroom Two

9' 9" x 8' 7" (2.97m x 2.62m)

Bedroom Three

12' 7" x 7' 4" (3.84m x 2.24m)

Bathroom

Front Yard & Rear Garden

01639 635115

neath@peteralan.co.uk

Floorplan



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