



Pearson Way offers over £360,000

- Deceptively Spacious and Beautifully Presented
- Split over Three Generous Floors
- Four Double Bedrooms
- Council Tax Band E
- Attractive Enclosed Rear Garden
- EPC Rating: C



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About the property

A beautifully presented family home tucked into a quaint cul-de-sac in Neath. With fantastic links to the M4 corridor via the A465 as well as public transport available within Neath Town Centre and well renowned local schools such as Melyn Primary and Cefn Saeson Comprehensive schools. Internally, the spacious home is split across three habitable floors. Approached through a paved driveway suitable for multiple vehicles and accessed via a door to the entrance hallway. Here there are doors leading to a study, cloakroom and modern fitted kitchen diner. Stairs lead up to the first floor landing where you can find the family bathroom consisting of a bath, wc and hand wash basin, and all four double bedrooms, the master boasts an en-suite shower room. Down to the lower ground floor landing flows into a second study space, generous utility room with a further shower room and a sizable lounge. The rear garden is a family paradise, with side access via a gate from the driveway which leads onto a rope-railed footpath. With a woodland garden, play area and vegetable patches to the left, a workshop, summer house and flower garden in front and a low maintenance, artificial lawn and decking down to the right. Internal viewings are highly recommended to truly appreciate the home.





Accommodation

Entrance Hallway

Ground Floor

Cloakroom

Ground Floor

Study

6' 7" x 6' 1" (2.01m x 1.85m)

Ground Floor

Kitchen Diner

20' 6" x 15' Plus Recess (6.25m x 4.57m Plus Recess)

Ground Floor

Lounge

20' 5" x 14' 9" (6.22m x 4.50m)

Lower Ground Floor

Study

11' x 6' (3.35m x 1.83m)

Lower Ground Floor

Utility Room

11' 3" x 8' 9" (3.43m x 2.67m)

Lower Ground Floor

Shower Room

Lower Ground Floor

First Floor Landing

Bedroom One

11' 1" x 13' 2" (3.38m x 4.01m)

En-Suite

Bedroom Two

11' 1" x 8' 1" (3.38m x 2.46m)

Bedroom Three

10' x 11' 5" (3.05m x 3.48m)

Bedroom Four

10' 3" x 8' 2" (3.12m x 2.49m)

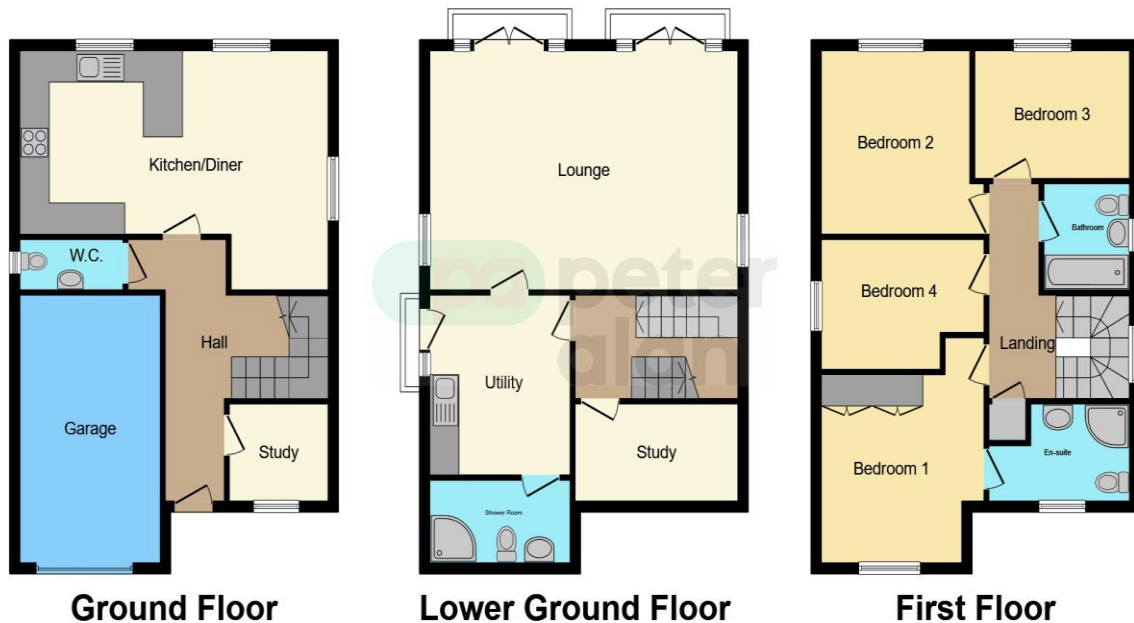
Bathroom

Workshop (outbuilding)

19' x 11' 1" (5.79m x 3.38m)

Front & Rear Gardens

Floorplan



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