



## Lombardy Villas

£170,000

- Ideal Family Home
- Traditional Features
- Highly Sought After Location
- Council Tax Band - D
- Three Reception Rooms
- EPC Rating: D



3 2 3



## About the property

Available with no on going chain is this ideal family home in The Rhyddings, Bryncoch. Perfect for first time purchase with masses of potential. Conveniently located for access to Neath Town Centre which has amenities including a mainline train station, local stores and bus station. With schools nearby including Neath College, Dwr Y Felin Comprehensive and Blaenhonddan Primary School. The home is approached via a quiet street adjacent to Daphne Road, with steps up to the front door leading into an entrance porch. The home flows through to a hallway with stairs to the landing. There is a lounge to the front, a further study and dining room both with double doors onto the rear patio and a fitted kitchen. The first floor houses all three bedrooms, of which two are doubles, and the family washroom, split into a shower room with w.c and bathroom with w.c and hand wash basin.

Internal viewings are highly recommended.

## Accommodation

### Entrance Porch

### Entrance Hallway

### Lounge

10' 5" Max x 13' 2" ( 3.17m Max x 4.01m )

### Study

12' 6" x 10' 7" ( 3.81m x 3.23m )

### Dining Room

10' 7" x 9' 9" ( 3.23m x 2.97m )

### Kitchen

9' 1" x 10' 1" ( 2.77m x 3.07m )



### Landing

### Bedroom One

12' 7" x 9' 6" ( 3.84m x 2.90m )

### Bedroom Two

10' 6" Max x 10' 6" ( 3.20m Max x 3.20m )

### Bedroom Three

9' 1" x 7' ( 2.77m x 2.13m )

### Bath & Shower Room

### Front Yard & Rear Garden

## Floorplan



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