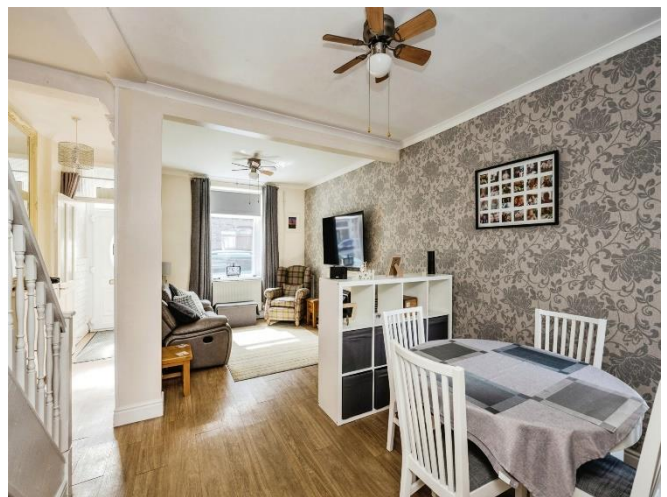




## Mary Street £120,000

- Converted Loft Space
- Modern Fitted Kitchen
- Ideal First Time Purchase
- Council Tax B
- Town Centre Location
- EPC Rating: D



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## About the property

The ideal first time purchase in Neath Town Centre! Well situated for access to local amenities including stores, occupational opportunities, public transport routes and perfect for commuters with great links to the M4 via the A465 leading into neighbouring cities. Also within reasonable proximity to Gnoll Primary and Cefn Saeson Comprehensive schools. Internally, the property comprises of an entrance porch and hallway that leads into an open plan lounge and dining area with a modern fitted kitchen and utility room to the rear! The first floor houses both double bedrooms, a family bathroom featuring a curve top bath and stairs to the converted loft space! Internal viewings are highly recommended to truly appreciate the home.

## Accommodation

### Entrance Hall

### Lounge Area

10' 7" x 10' 2" ( 3.23m x 3.10m )

### Dining Area

13' 7" x 10' 9" ( 4.14m x 3.28m )

### Kitchen

11' 1" x 8' 7" ( 3.38m x 2.62m )



### Utility Room

7' 9" x 5' 6" ( 2.36m x 1.68m )

### Landing

### Bedroom One

13' 7" Min x 10' 6" ( 4.14m Min x 3.20m )

### Bedroom Two

11' x 9' 1" ( 3.35m x 2.77m )

### Bathroom

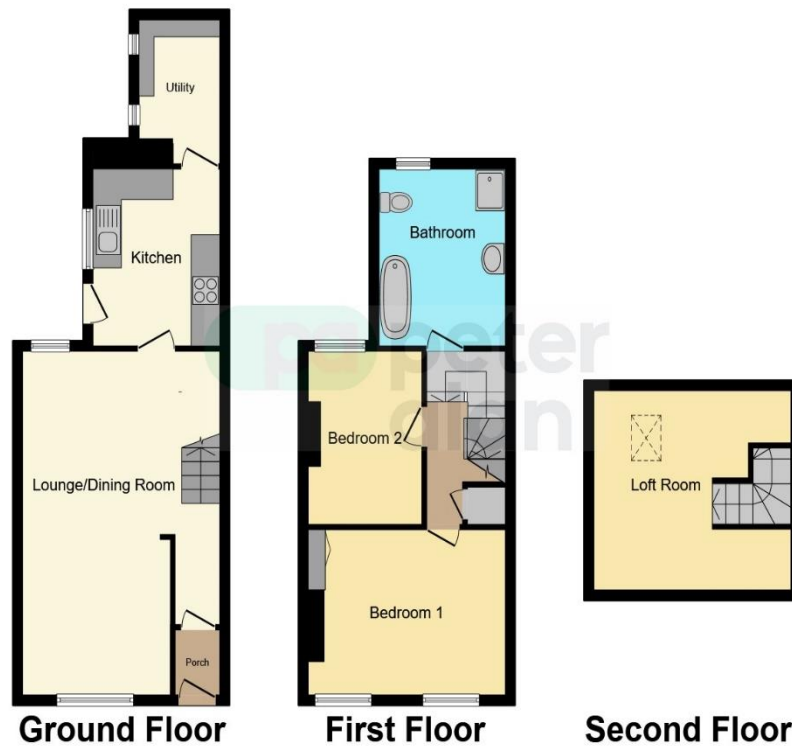
### Loft Space

13' 6" x 12' 9" ( 4.11m x 3.89m )

Restricted Head Height

### Rear 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](http://www.focalagent.com)

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