



## Alexander Road

£240,000

- Extended Family Home
- Deceptively Spacious
- Private, Enclosed Rear Garden
- Council Tax Band - C
- Driveway & Integrated Garage
- EPC Rating: D



3 1 1





## About the property

A lovingly maintained and well presented, ideal family home situated in The Rhyddings/Bryncoch, Neath. An extremely sought after location due to its strong and family oriented community, with great access to excellent schools, Neath Town Centre, public transport via bus or train and popular walking/cycling routes.

The home is approached via a footpath to the side of the driveway, which leads up to the integrated garage, past the front lawn with its artificial grass, and into an entrance porch. An entrance hallway has stairs to the first floor, doors through to the lounge, cloakroom (with w.c and hand wash basin) and a spacious, open plan study/dining/lounge area with skylights in a pitched conservatory ceiling. The kitchen is found in a further extension with generous worktop space and an area for utilities. The first floor houses all three bedrooms, of which two are doubles, and the family bathroom consisting of a bath with shower over, w.c and hand wash basin. There is also a sizable rear garden with paved patio areas, lawn and a hedge line. Internal viewings are highly recommended.

## Accommodation

### Entrance Porch

### Entrance Hall

### Cloakroom

### Lounge

14' x 11' 4" max ( 4.27m x 3.45m max )

### Dining Room

17' 8" x 9' 4" ( 5.38m x 2.84m )





## Kitchen

18' 4" x 8' 3" ( 5.59m x 2.51m )

## Utility Area

7' 6" x 5' 6" ( 2.29m x 1.68m )

## Conservatory

12' 4" x 12' 1" ( 3.76m x 3.68m )

## First Floor Landing

## Bedroom One

11' 3" x 9' 5" plus window ( 3.43m x 2.87m plus window )

## Bedroom Two

12' 9" x 9' 9" ( 3.89m x 2.97m )

## Bedroom Three

9' 7" x 7' 9" ( 2.92m x 2.36m )

## Bathroom

## Front & Rear Gardens

## Garage

## Floorplan



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