



Ynysymaerdy Road, offers in the region of £140,000

- Beautifully Presented Throughout
- Ideal First Time Purchase
- No On-Going Chain!
- Council Tax Band B
- Garage to Rear
- EPC Rating: D



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About the property

A very well presented, three bedroom, family home on a popular street in Briton Ferry, Neath. Ideal for first time purchase or investment with excellent access to local stores as well as well renowned schools such as Ysgol Carreg Hir and Ysgol Tyle'r Ynn. There are nearby bus stops for public transport into Neath and Port Talbot Town centres with main line train stations, high street stores and other amenities in each.

Internally, the property comprises of an entrance hallway with stairs to the landing and a door to the open plan lounge/dining areas. An opening leads through to the fitted kitchen with cooker and hob integrated, a further utility area found within an inner hallway and access to the ground floor bathroom consisting of a bath with shower over, w.c and hand wash basin. The first floor houses all three double bedrooms and access to the loft space. Off street parking is provided by a garage within the low maintenance rear garden, accessed via a lane with a recently replaced roller shutter door.

Internal viewings are highly recommended.

Accommodation

Entrance Hallway

Lounge Area

9' 2" x 10' 9" (2.79m x 3.28m)

Dining Area

10' 9" x 11' 4" (3.28m x 3.45m)

Kitchen

10' 5" x 9' 1" (3.17m x 2.77m)



Utility Area

8' 6" x 2' 6" (2.59m x 0.76m)

Bathroom

Landing

Bedroom One

9' 9" x 14' 4" (2.97m x 4.37m)

Bedroom Two

10' 7" x 8' 9" (3.23m x 2.67m)

Bedroom Three

11' x 10' 1" (3.35m x 3.07m)

Rear Garden & Garage

Floorplan



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