

# Hillcrest Pentwyn, £250,000

- Council Tax Band D
- Private, Quiet Road
- Character
- Off Road Parking & Garage
- Family Home
- EPC Rating: D









# About the property

A unique opportunity to purchase a detached home full of character and fantastic views. Benefiting from a garage, off road parking, a spacious garden, two reception rooms and a modern kitchen. Ideal family home, situated within a quiet private road but within a short drive to Neath Town Centre with all it's amenities and the M4 and A465 corridor, making it perfect for commuters.

Internally the property comprises of an entrance porch with stained glass doors into the hallway, a lounge with bay windows, a dining room and a kitchen to the ground floor. The first floor features a w.c and separate bathroom, three bedrooms, two of which are spacious doubles, one boasting bay windows, perfect for soaking up the views. To the front theres access onto a driveway and garage with side access. The rear garden offers a spacious raised area, mainly laid to lawn with access into a brick built storage shed. Internal viewings highly recommended.















# **Accommodation**

## **Entrance Porch**

## Hallway

## Lounge

12' 7" x 12' 8" into bay windows (  $3.84\mbox{m}$  x  $3.86\mbox{m}$  into bay windows )

## **Dining Room**

13' 7" x 11' 8" ( 4.14m x 3.56m )

# Kitchen

7' 9" x 6' 7" ( 2.36m x 2.01m )

# Landing

#### **Bedroom One**

11' 9" x 13' 7" into bay windows (  $3.58 m\ x\ 4.14 m$  into bay windows )

#### **Bedroom Two**

13' 7" x 11' 9" ( 4.14m x 3.58m )

## **Bedroom Three**

6' 9" x 6' 7" ( 2.06m x 2.01m )

#### **Bathroom**

W.C

**Front** 

Rear

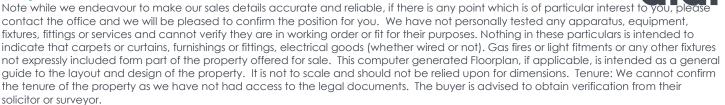


# **Floorplan**



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

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