



## Wallace Road, £120,000

- Lovingly Maintained Throughout
- Ideal First Time Purchase or Family Home
- No On Going Chain!
- Council Tax Band - B
- Convenient Location
- EPC Rating: D







## About the property

The ideal first time purchase, investment or family home to be sold with no on going chain! Well situated for access to local shops, schools, including Ynysmaerdy and Llansawel Primary schools, and Neath town centre. Conveniently located for commuters with great links to the M4 corridor via the A465.

Internally, the property comprises of an entrance hallway, with stairs to the landing, a bay fronted lounge, a modern fitted kitchen and bathroom consisting of a bath with shower over, w.c and hand wash basin. The first floor houses two double bedrooms and a well sized third bedroom currently used as a dressing room. The home is approached with steps in the front yard and has an enclosed rear garden with patio and lawn spaces. Internal viewings are highly recommended.







## Accommodation

### Entrance Hallway

### Lounge

12' 9" Plus Bay Window x 12' Plus Recess ( 3.89m Plus Bay Window x 3.66m Plus Recess )

### Kitchen

8' 7" x 8' 7" ( 2.62m x 2.62m )

### Bathroom

### Landing

### Bedroom One

12' 2" Plus Recess x 10' ( 3.71m Plus Recess x 3.05m )

### Bedroom Two

12' x 7' 7" ( 3.66m x 2.31m )

### Bedroom Three

8' 8" x 7' 2" ( 2.64m x 2.18m )

### Front & Rear Gardens

01639 635115  
neath@peteralan.co.uk



## Floorplan

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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