



Friars Close, £210,000

- No On-Going Chain
- Ideal Downsize
- Low Maintenance Rear Garden
- Council Tax Band D
- Accessible Fitted Shower Room
- EPC Rating: D



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About the property

A lovingly maintained formerly three-bedroom bungalow available for sale in Cwrt Herbert, Neath with no ongoing chain! With excellent access to well renowned local schools including Dwr Y Felin and Neath College as well as regularly running buses, Tesco Superstore, and fantastic links to Neath Town Centre. Conveniently located for access to the M4 corridor via the A465 or commuting to the Brecon Beacons via the same routes.

The home is approached via a gated front garden, with a lawn space and driveway to the side. A step into the entrance porch leads into a light and airy lounge with door through to a kitchen diner space (previously the third bedroom) and an inner hallway. There are two double bedrooms to the rear of the property, with the master containing fitted wardrobes, access to the loft space and a fitted accessible shower room. Side access leads into a paved rear garden with a shed and glass house. Internal viewings are highly recommended to truly appreciate the property.

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved





Accommodation

Entrance Porch

Lounge- 17' Into Recess x 11' 6" Plus Recess (5.18m Into Recess x 3.51m Plus Recess)

Dining Area- 7' x 7' 2" (2.13m x 2.18m)

Kitchen- 10' 4" x 7' 2" (3.15m x 2.18m)

Inner Hallway

Shower Room

Bedroom One- 12' 1" x 8' 6" Plus Wardrobes (3.68m x 2.59m Plus Wardrobes)

Bedroom Two- 11' 1" x 8' 5" (3.38m x 2.57m)

Front & 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

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