



## Neath Road, £290,000

- Large Family Home
- No On-Going Chain!
- Character Property, Traditional Features!
- Council Tax Band - D
- Five Double Bedrooms
- EPC Rating: D



5 2 3





## About the property

A gorgeously traditional, ideal family home or investment to be sold with no on-going chain in Briton Ferry, Neath! Boasting convenient links to the M4 corridor via the A465, as well as Neath Town Centre, with a mainline train station and frequently running buses. Well situated for access to renowned schools such as Ysgol Carreg Hir and Ysgol Tyle'r Ynn. The home is approached via a sizable driveway to the front which provides side access to the low maintenance, enclosed rear garden. Internally, the property comprises of a generous entrance porch leading into a hallway, with stairs to the landing and doors through to the bay fronted lounge, a second sitting room and a further dining room. The fitted kitchen is to the rear of the home, with a separate utility space. The first floor houses three of the double bedrooms, the family bathroom, consisting of w.c, hand wash basin, bath and shower, with an extra w.c and 'wash room' utility space. Another flight of stairs leads to the second floor with two more double bedrooms, including the master which has an en-suite. Internal viewings are highly recommended to truly appreciate the scale and potential this property offers. \*Potential for conversion is subject to the relevant planning permissions.







## Accommodation

**Entrance Porch**

**Entrance Hall**

**Lounge**- 11' 9" Plus Bay Window x 18' ( 3.58m Plus Bay Window x 5.49m )

**Sitting Room**- 13' 5" x 11' ( 4.09m x 3.35m )

**Dining Room**- 14' 8" Plus Recess x 12' 5" ( 4.47m Plus Recess x 3.78m )

**Kitchen**- 12' 5" x 4' 7" ( 3.78m x 1.40m )

**Utility Room**

**Landing**

**Bedroom One**- 18' 1" x 12' ( 5.51m x 3.66m )

**Bedroom Two**- 15' 9" x 12' 5" ( 4.80m x 3.78m )

**Bedroom Three**- 14' x 11' 1" ( 4.27m x 3.38m )

**Bathroom**

**Wash Room**- 9' 2" x 6' ( 2.79m x 1.83m )

**Second Floor Landing**

**Bedroom Four**- 16' 9" Into Recess x 15' 9" ( 5.11m Into Recess x 4.80m )

**Ensuite**

**Bedroom Five**- 11' 2" x 9' 4" ( 3.40m x 2.84m )

**Front Driveway & Rear Yard**

## 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](http://www.focalagent.com)

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