



## Gnoll View, £85,000

- No On-Going Chain
- Lovingly Maintained
- Attractive Views
- Council Tax Band - A
- Ideal First Time Purchase
- EPC Rating: C



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## About the property

The ideal first-time purchase, downgrade or buy to let investment! Boasting beautiful views over Neath Town and the bowling grounds, to be sold with no on-going chain! With fantastic links to local public transport by bus or train, as well as well renowned local schools such as Gnoll Primary and Cefn Saeson Community Comprehensive.

The property is entered through a communal hallway and landing with a further shared yard space, ideal for clothes lines or patio space, as well as benefitting from ample car parking to the rear. Internally, the property comprises of an entrance hallway with doors through to two good sized bedrooms, a lounge and a family bathroom consisting of a bath with shower over, wc and hand wash basin. From the lounge is the kitchen with ample work top space.

Internal viewings are highly recommended to truly appreciate the space and potential this well-loved home has to offer.





## Accommodation

### Entrance Hall

### Bathroom

### Lounge

11' 4" x 17' 2" ( 3.45m x 5.23m )

### Kitchen

10' x 8' ( 3.05m x 2.44m )

### Bedroom One

12' 1" x 10' 4" ( 3.68m x 3.15m )

### Bedroom Two

9' 2" x 7' 8" ( 2.79m x 2.34m )

## Floorplan



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