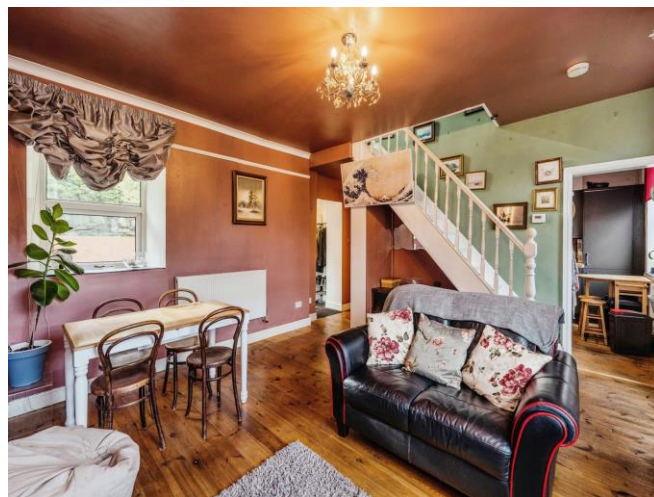




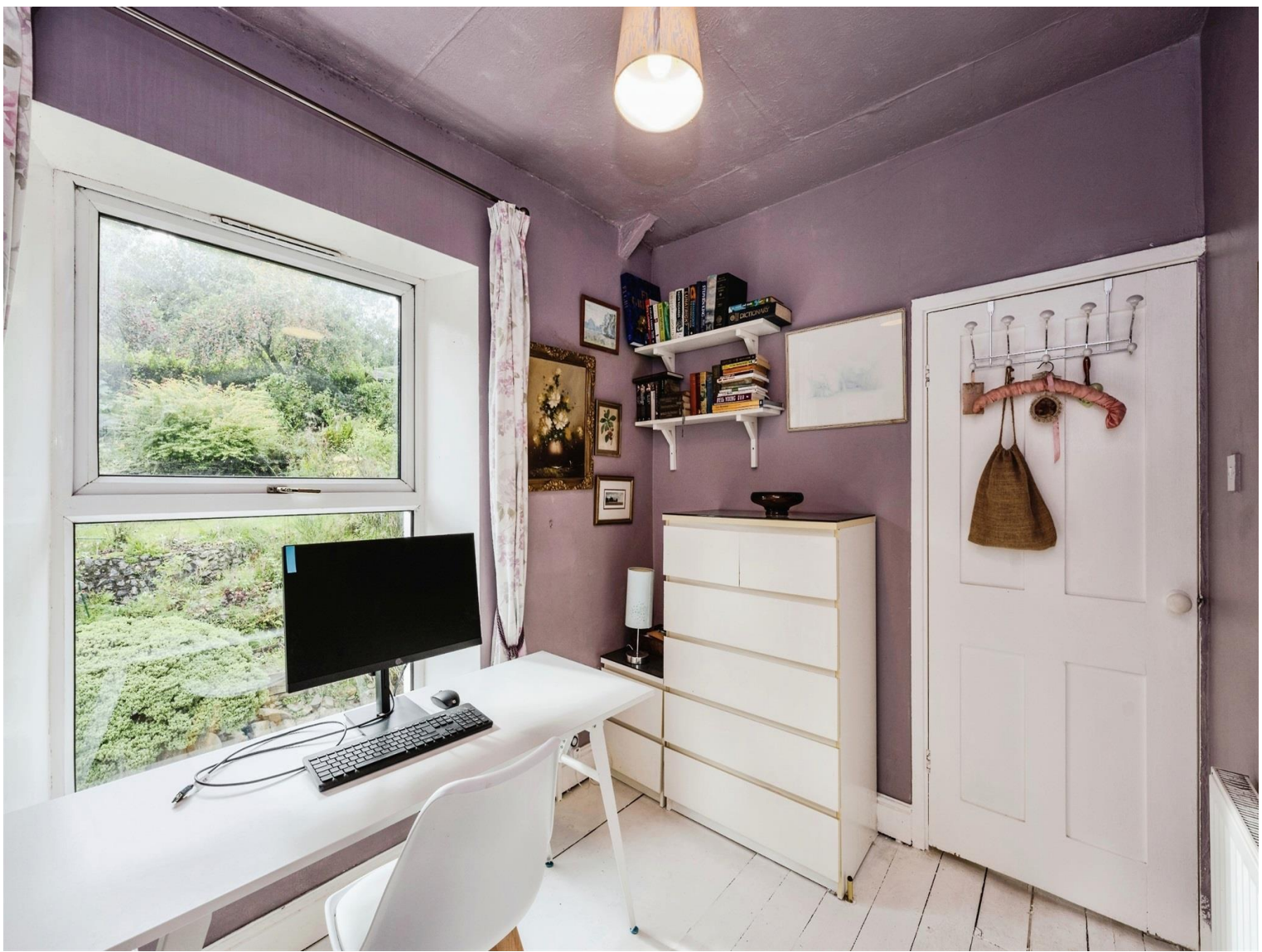
## Neath Road offers over £220,000

- No On-Going Chain!
- Detached Family Home!
- Garage & Driveway
- Council Tax Band - D
- Spacious & Desirable Layout
- EPC Rating: D



 3  2  1





## About the property

A lovingly maintained and well presented detached home in a semi-rural village location! To be sold with no on-going chain, boasting excellent links to local stores in Resolven, frequently running bus routes, the M4 corridor via the A465 and popular walking routes including Melincourt Waterfalls! The home is approached via a gated front garden or driveway to the front, with side access beside the garage through to an enclosed and spacious rear garden. Internally, the property comprises of an entryway in the lounge diner, with stairs to the landing, a door through to a fitted kitchen and ground floor shower room. The first floor houses access to the loft space as well as a family bathroom and three bedrooms. Internal viewings are highly recommended to truly appreciate this lovely home!

## Accommodation

### Entrance

### Lounge Diner

14' 4" x 15' 3" Max ( 4.37m x 4.65m Max )

### Kitchen

11' 2" x 9' ( 3.40m x 2.74m )

### Shower Room

### Rear Porch





## Landing

## Bedroom One

8' 6" x 9' 2" ( 2.59m x 2.79m )

## Bedroom Two

9' 2" x 7' 4" ( 2.79m x 2.24m )

## Bedroom Three

9' 1" x 7' 3" ( 2.77m x 2.21m )

## Bathroom

## Front & Rear Gardens

## Garage & Driveway

## 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)

## Important Information

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