



## Henry Street

£120,000

- Beautifully Presented Throughout
- Ideal First Time Purchase
- No On-Going Chain
- Council Tax Band - B
- Convenient Location
- EPC Rating: C



2 1 1



## About the property

An immaculately presented family home conveniently located within Neath Town Centre to be sold with no on-going chain. The perfect First Time purchase, suitable buy to let investment or downsize. Boasting fantastic links to mainline trains, bus station and high street stores within the town. As well as great access to well renowned primary & comprehensive schools and the M4 corridor via the A465. Internally, the property comprises of an entrance porch, leading into a spacious, open plan lounge / diner and a modern fitted kitchen to the rear. Stairs lead up to the first floor landing, housing both double bedrooms, access to the loft space and the family bathroom consisting of a bath with a shower over, w.c and hand wash basin. To the rear is an enclosed garden with patio and lawned areas. Internal viewings are highly recommended to truly appreciate the property!

## Accommodation

### Entrance Porch

### Lounge / Diner

21' 1" Max x 15' 2" ( 6.43m Max x 4.62m )

### Kitchen

9' 7" x 8' 5" ( 2.92m x 2.57m )

### Landing

### Bedroom One

13' 2" x 10' 3" Max ( 4.01m x 3.12m Max )



## Bedroom Two

10' 5" x 7' 5" ( 3.17m x 2.26m )

## Bathroom

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

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