



## Park Street, £179,950

- Deceptively Spacious
- Living Space across Four Floors
- Ideal Large-Family Home
- Council Tax Band - B
- Kitchen and Separate Utility Room
- EPC Rating: D



 4  1  2



## About the property

An attractive three-bedroom home nestled into Tonna, Neath Port Talbot. With excellent links to the M4 corridor via the A465 making the home perfect for commuters! Also providing great access to local public transport including frequently running buses and a mainline train station within Neath Town Centre. Neighbouring a well renowned primary school and within catchments for Llangatwg Comprehensive.

The home is approached via a gated yard to the front, side access through a gate leads to a bin store and door to the Kitchen, a lane provides rear access into a further enclosed garden with a spacious shed and lawned area. Internally, the property comprises of an entrance porch and hallway, with stairs to the first floor and door into the dining area. The home opens into a lounge and then the kitchen with stairs down to a lower ground floor. There is a bedroom, fitted utility area and cloakroom as well as access to the garden. The first-floor houses two double bedrooms, a study/office space, the family bathroom & extra w.c and steps to the converted loft space. Internal viewings are highly recommended!





## Accommodation

### Lower Ground Floor:

#### Utility Room

11' 7" x 7' 7" ( 3.53m x 2.31m )

#### Bedroom Three

9' 8" x 14' Max ( 2.95m x 4.27m Max )

#### Cloakroom

### Ground Floor:

#### Entrance Porch & Hallway

#### Lounge Area

10' 5" x 12' 1" ( 3.17m x 3.68m )

#### Dining Area

12' x 12' 3" ( 3.66m x 3.73m )

#### Kitchen

13' 2" Plus Recess x 9' 4" Plus Recess ( 4.01m Plus Recess x 2.84m Plus Recess )

### First Floor:

### Landing

### W.C

### Bathroom

### Bedroom One

9' 9" x 9' 7" ( 2.97m x 2.92m )

### Bedroom Two

10' 2" x 8' 8" ( 3.10m x 2.64m )

### Study

10' 3" x 6' 3" ( 3.12m x 1.91m )

### Loft Conversion

Attic Room with Restricted Head Height

### Front Yard & Rear Garden

## Floorplan



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