



## Wenallt Road, £300,000

- Deceptively Spacious Family Home
- Lovingly Maintained Throughout
- Spacious First Floor Master Bedroom with Walk-in Wardrobe
- Council Tax Band - D
- Sizable Grounds to Front and Rear
- EPC Rating: E



 5  2  2



## About the property

Available for sale with No On-Going Chain is this ideal family home Tonna, Neath! With excellent links to Tonnau Primary and the well renowned Llangatwg Community Comprehensive School. Also, well situated for commuters providing great access to the M4 corridor, via the A465, and the mainline train station within Neath Town Centre less than 2.5 miles away!

The home is approached via a driveway and footpath to the front, with ample parking for multiple vehicles and access to the garage. The front garden provides side access on either end of the home leading into the rear garden which boasts an external utility space at the back of the garage and tiers of patio leading up to generous lawn space.

Internally, the property comprises of an entrance porch, with a door into the fitted kitchen and dining area and the lounge. An internal hallway leads through the rear of the home with two double ground floor bedrooms, a bathroom featuring a four-piece suite and a study / through room with stairs to the landing. The first floor houses a further two double bedrooms, a family shower room and the vast Master bedroom with a walk-in wardrobe space.

Internal viewings are highly recommended to truly appreciate the size and potential of this home!





## Accommodation

**Entrance Porch**

**Kitchen Diner**- 15' x 9' 5" ( 4.57m x 2.87m )

**Lounge** - 15' 4" x 11' 7" ( 4.67m x 3.53m )

**Inner Hall**

**Bedroom Four**- 11' 7" x 9' 5" ( 3.53m x 2.87m ) Ground Floor

**Bedroom Five** -12' 8" x 9' 4" ( 3.86m x 2.84m ) Ground Floor

**Bathroom**

**Study**- 10' 3" x 8' 5" ( 3.12m x 2.57m ) Through Room

**Landing**

**Bedroom One**- 15' 9" Plus Recess x 15' 1" Plus Recess ( 4.80m Plus Recess x 4.60m Plus Recess ) First Floor Walk in Wardrobe

**Bedroom Two** 11' 5" x 9' 3" ( 3.48m x 2.82m ) First Floor

**Bedroom Three**- 11' 6" x 8' 9" ( 3.51m x 2.67m ) First Floor

**Shower Room**

**Front & Rear Garden**

**External Utility Room**- 7' 7" x 7' 8" ( 2.31m x 2.34m )

**Driveway & Garage**

## Floorplan



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