



Maes Y Deri offers in excess of £150,000

- No On Going Chain!
- Garage & Driveway
- Deceptively Spacious
- Council Tax Band - B
- Enclosed Gardens to the Front, Side and Rear
- EPC Rating: D



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About the property

A perfect first time purchase, investment or family home to be sold with no on going chain! Conveniently located for access to Cilffriw Primary School, Llangatwg Community Comprehensive and Neath College. Also ideal for commuters with great links to the M4 corridor via the A465, frequently running buses and great links to a main line train station within Neath Town Centre! The home is approached via a gated driveway, with a lawned front and side gardens which provide access to the rear yard and garage. Internally, the property comprises of an entrance hallway, with stairs to the landing, which leads through to a lounge. dining room and fitted kitchen. An inner hallway leads to the family bathroom, utility cupboards and integrated access into the garage. The first floor houses all three sizable bedrooms and access to the loft space. Internal viewings are highly recommended.

Accommodation

Entrance Hall

Lounge

11' 9" x 13' 3" max (3.58m x 4.04m max)

Dining Room

9' 8" x 16' 7" max (2.95m x 5.05m max)

Kitchen

7' 2" x 10' 1" (2.18m x 3.07m)

Bathroom



Landing

Bedroom One

8' 6" x 12' 3" min (2.59m x 3.73m min)

Bedroom Two

13' 4" x 9' Into Recess (4.06m x 2.74m Into Recess)

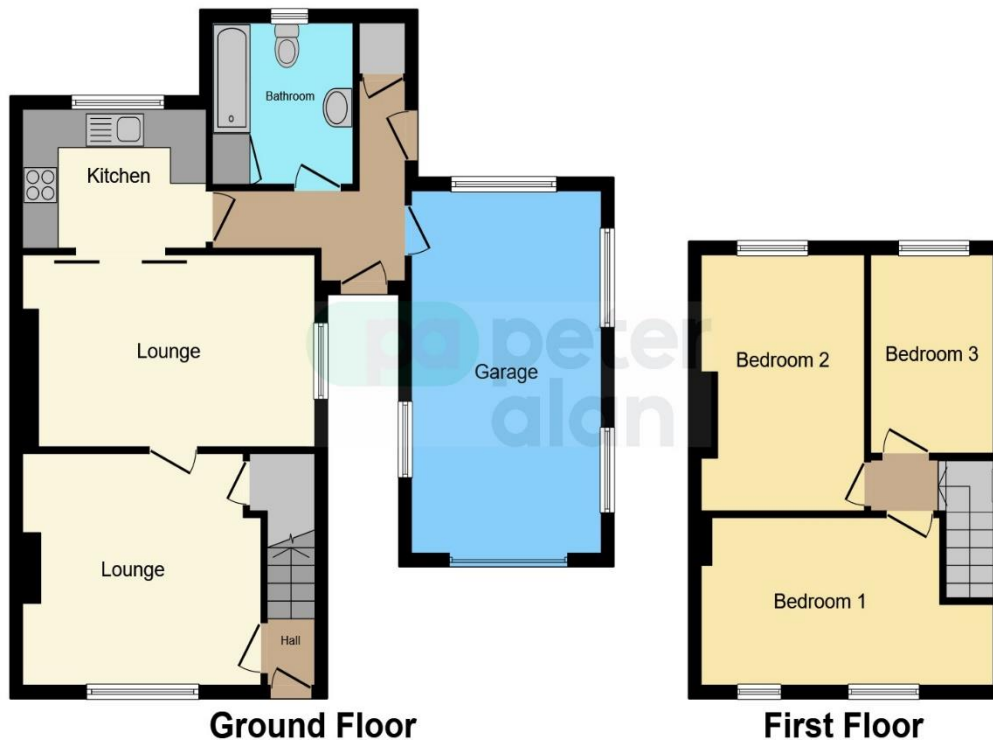
Bedroom Three

9' 9" x 7' 4" (2.97m x 2.24m)

Front, Side & Rear Gardens

Garage & Driveway

Floorplan



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