



Heol Y Graig

£100,000

- No On Going Chain
- Deceptively Spacious
- Modern Fitted Kitchen and Bathroom
- Council Tax Band - A
- Recently Refurbished Throughout
- EPC Rating: D



2 1 1



About the property

Immaculately presented throughout, to be sold with no on going chain, the perfect first time purchase or investment! Nestled into the heart of a sought after, semi-rural, village location with frequently running buses into Neath Town Centre, excellent access to the M4 corridor via the A465 and great links to well renowned schools including Creunant Primary and Llangatwg Community Comprehensive. The home is approached via a foot path through the front garden with a door into the entrance porch with ample storage space. This also leads through to an enclosed rear garden, with patio and lawned areas, as well as the hallway within the home. Internally, the property comprises of two double bedrooms, a spacious, open plan lounge, diner with an opening into the modern fitted kitchen. There is also a three piece suite bathroom and generous storage cupboards. Internal viewings are highly recommended to truly appreciate the property.

Accommodation

Entrance Porch

Internal Hallway

Lounge Dining Area

16' 5" x 15' Into Recess (5.00m x 4.57m Into Recess)

Kitchen Area

9' 2" Plus Recess x 7' 7" (2.79m Plus Recess x 2.31m)

Bedroom One

11' 9" x 12' 4" (3.58m x 3.76m)



Bedroom Two

12' Into Recess x 9' 9" (3.66m Into Recess x 2.97m)

Bathroom

Front & Rear Gardens

Floorplan



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