



Alexander Road

£175,000

- Reconstituted Traditional Features and Fully Modernised Throughout
- Immaculate Fitted Kitchen, First Floor Family Washroom & Ground Floor Cloakroom
- Utility Room With Worktop Space and Stainless Steel Sink
- Council Tax Band B
- Garage and Rear Lane Access



 3  1  1



About the property

An immaculately presented, and recently refurbished, ideal family home, or first time purchase, available for sale with No On Going Chain! With exceptional links to the M4 corridor and public transport links via multiple train stations and frequently running buses, perfect for commuters! Conveniently located for access to local stores in Neath and Port Talbot town centres as well as well renowned schools such as Ysgol Carreg Hir and Ysgol Tyle'r Ynn. The home is approached via a low maintenance and gated yard to the front. Internally, the property comprises of an entrance hallway with reconstituted tiled flooring, a flight of stairs to the landing and doors leading through to an open-plan lounge/dining area and a modern fitted kitchen. From here, access is provided to the enclosed rear garden, with a garage, and a utility room with work top space and a ground floor cloakroom. The first floor houses three generous bedrooms, a loft hatch with fitted loft ladder and the family wash room consisting of a shower, w.c and hand wash basin. Internal viewings are highly recommended to truly appreciate the opportunity this lovely home is offering!

Accommodation

Entrance Hallway

Lounge Area

13' 8" Into Bay Window x 13' 8" (4.17m Into Bay Window x 4.17m)

Dining Area

12' 2" x 10' 4" Into Recess (3.71m x 3.15m Into Recess)

Kitchen

15' 7" x 9' 5" (4.75m x 2.87m)



Utility Room

7' 2" x 6' 1" (2.18m x 1.85m)

Cloakroom

Landing

Bedroom One

15' 3" Plus Recess x 11' 2" (4.65m Plus Recess x 3.40m)

Bedroom Two

12' 4" x 10' 1" Into Recess (3.76m x 3.07m Into Recess)

Bedroom Three

9' 6" x 6' 7" (2.90m x 2.01m)

Shower Room

Front Yard & Rear Garden

Garage

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

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let