

# 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









# **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 )









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"  $\times$  10' 1" Into Recess ( 3.76m  $\times$  3.07m Into Recess )





**Bedroom Three** 

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

**Shower Room** 

Front Yard & Rear Garden

Garage

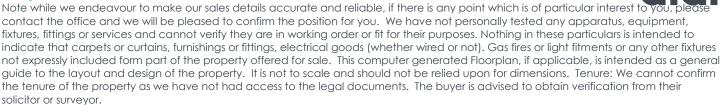


## **Floorplan**



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

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