



Ymyl-Yr-Afon

£140,000

- Ideal First Time Purchase
- Modern Fitted First Floor Bathroom
- Sought After Location
- Low Maintenance, Enclosed Rear Garden
- Three Double Bedrooms
- EPC Rating: Awaited



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About the property

An ideal first time purchase or family home within Aberdulais, Neath! Boasting excellent links to popular walking routes, Llangatwg Community Comprehensive, Catwg Primary and Neath College! With convenient access to the A465 through to Merthyr Tydfil or the M4 corridor. Amenities within Neath Town Centre include a main line train station, high street stores and frequently running buses! The home is approached via a gated yard to the front, with a footpath to the front door. Internally, the property comprises of an entrance hallway, with cloakroom and utility cupboard, and doors leading through to a fitted kitchen and lounge diner. The first floor houses all three double bedrooms, access to the loft space and a modern fitted family bathroom. To the rear is an enclosed, low maintenance garden, consisting of paved patio and a shed. Internal viewings are highly recommended.

Accommodation

Entrance Hallway

Cloakroom

Lounge Diner

21' 6" x 13' 3" (6.55m x 4.04m)

Kitchen

11' 8" x 8' 3" Into Recess (3.56m x 2.51m Into Recess)

Landing



Bedroom One

10' 5" Plus Wardrobe x 10' 7" (3.17m Plus Wardrobe x 3.23m)

Bedroom Two

12' 6" x 10' 5" (3.81m x 3.17m)

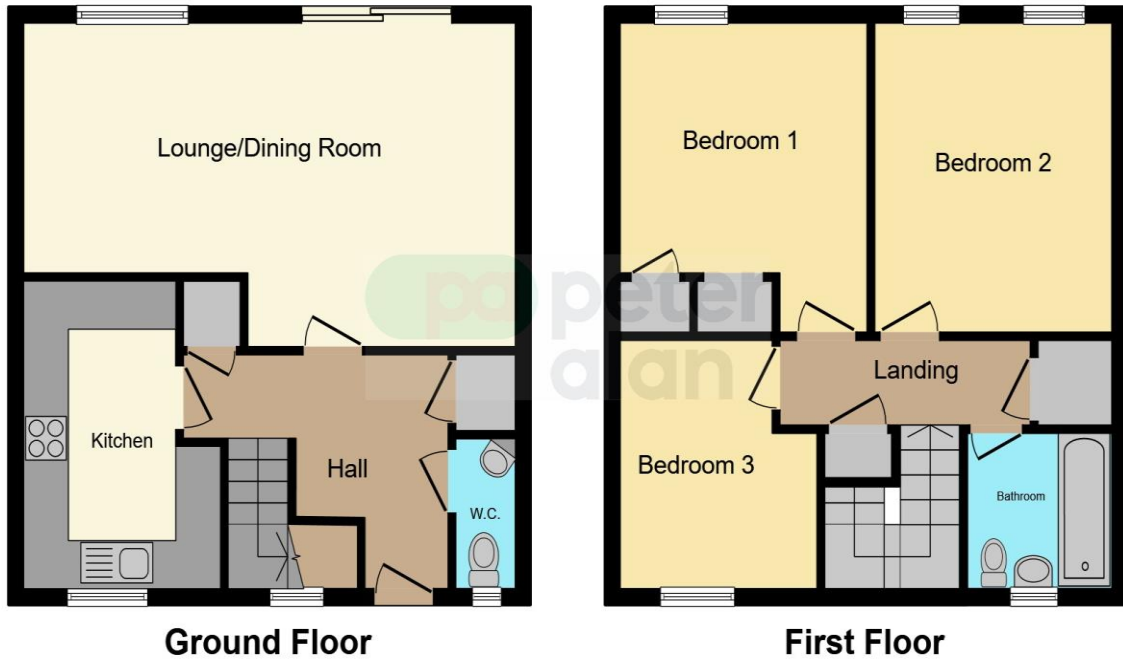
Bedroom Three

9' 5" x 8' 6" min (2.87m x 2.59m min)

Bathroom

Front & Rear Gardens

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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