



## Tyn Yr Heol Bryn Awel

offers over £100,000

- Ground Floor Flat
- Three Spacious Bedrooms
- Enclosed Balcony Area
- Ideal First Time Buy / Buy To Let
- Larger Than Average
- EPC Rating: D



 3  1  1





## About the property

A larger than average three bedroom, ground floor flat for sale with no on-going chain. Situated in Cimla, Neath, the property within easy access to public transport links, local shops and Neath Town Centre and within close proximity to Cefn Saeson Community Comprehensive, Crynallt and Gnoll Primary Schools. Well presented throughout, the property comprises of a communal entrance hall, an entrance porch/storage room, an internal hallway, a spacious lounge, kitchen, bathroom and separate w.c and three bedrooms. Further access to a sheltered balcony area to the rear. Ideal first time buyers opportunity or buy to let. Viewings highly recommended.





## Accommodation

### Communal Entrance Hall

### Porch

### Internal Hallway

### Lounge

13' 8" x 13' 5" max ( 4.17m x 4.09m max )

### Kitchen

10' 7" x 10' 1" min ( 3.23m x 3.07m min )

### Bedroom One

11' x 10' ( 3.35m x 3.05m )

### Bedroom Two

10' 1" x 13' 1" ( 3.07m x 3.99m )

### Bedroom Three

9' 5" x 8' ( 2.87m x 2.44m )

### Bathroom

### W.C

### Front

Parking bays.

### Rear

Enclosed balcony area to the rear, accessed from the kitchen.



## Floorplan



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