



Cwm Nant

£110,000

- No On Going Chain
- Fantastic Investment or First Time Purchase Opportunity
- Desirable Views of Rolling Hills
- Council Tax Band - B
- Sought after Location
- EPC Rating: C



2 1 1

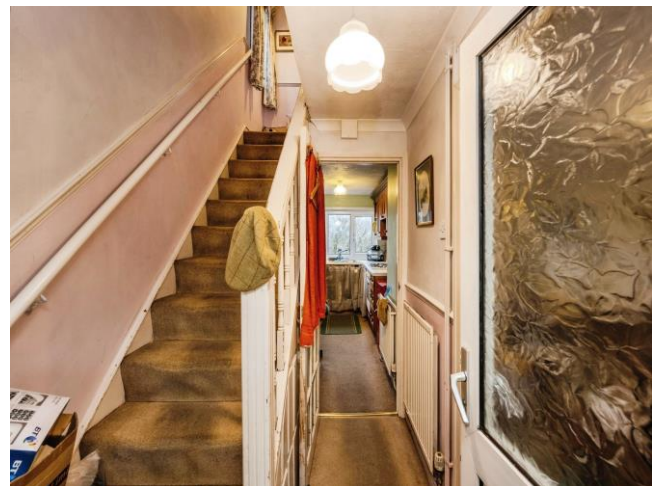
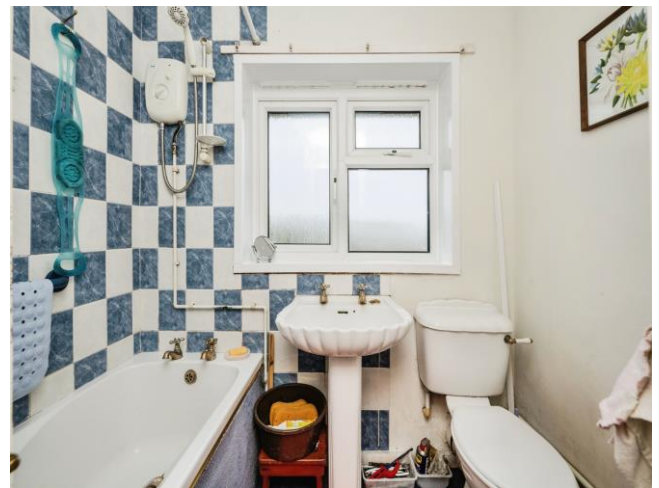


About the property

Oozing with potential is this highly desirable, two bedroom, family home available for sale with no on-going chain! Well situated for commuters with excellent links to the M4 corridor via the A465, alongside public transport routes through frequently running buses or the mainline trainstation within Neath Town Centre. Conveniently located for access to well renowned local schools including Gnoll Primary, Crynallt and Cefn Saeson Community Comprehensive!

The home is approached via a gated garden to the front, with side access leading into a further enclosed garden to the rear. Internally, the property consists of an entrance porch and hallway, with stairs to the landing, a lounge and fitted kitchen. The first floor houses two good sized double bedrooms, access to the loft space and a family bathroom.

Internal viewings are highly recommended!





Accommodation

Entrance Porch & Hallway

Lounge

19' 4" x 11' 3" Max (5.89m x 3.43m Max)

Kitchen

9' 3" x 7' 3" (2.82m x 2.21m)

Landing

Bedroom One

14' x 9' 1" (4.27m x 2.77m)

Bedroom Two

10' 2" x 10' 1" (3.10m x 3.07m)

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

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