



## Longford Road, £200,000

- Beautifully Presented
- Ideal Family Home
- Unique & Desirable Style
- Sought After Location
- Enclosed Rear Garden
- EPC Rating: D



 4
  1
  2





## About the property

An ideal large family home or buy to let opportunity within Skewen, Neath, now available for sale! With great links to local schools such as Coedffranc Primary, Dwr Y Felin Comprehensive and Neath College, as well as high street stores, frequently running bus routes and a local train station! Fantastic for commutes onto the M4 corridor, A465 or access into Swansea City!

Internally, the property comprises of an entrance porch and hallway, with stairs to the landing. There is a spacious lounge to the front, second sitting room, dining space with patio doors, fitted kitchen and utility room across the ground floor. The rear garden is tiered with a hard standing for driveway parking, patio space and artificial grass. The first floor houses three double bedrooms and a single room, the family three piece bathroom suite and stairs to the second floor where a further two double bedrooms and w.c with hand wash basin.

Internal viewings are highly recommended to truly appreciate the size and potential this home has to offer!

## Accommodation

### Entrance Porch & Hallway

### Lounge

23' Plus Recess x 11' 1" Plus Recess ( 7.01m Plus Recess x 3.38m Plus Recess )

### Dining Room

12' 9" x 14' 8" Max ( 3.89m x 4.47m Max )

### Kitchen

13' x 10' 7" ( 3.96m x 3.23m )

### Landing

### Bedroom One

14' 4" x 11' 1" ( 4.37m x 3.38m )

### Bedroom Two

14' 2" x 11' 4" max ( 4.32m x 3.45m max )





### Bedroom Three

12' 8" x 9' 3" max ( 3.86m x 2.82m max )

### Bedroom Four

10' 8" x 7' 3" ( 3.25m x 2.21m )

### Bathroom

### Front & Rear Garden

## 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](http://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.