



Hooper Way

£350,000

- Ground Floor W.C, 1ST Floor Bathroom & En Suite
- Driveway & Garage
- Private Rear Garden
- Modern Development
- Family Home
- EPC Rating: B



 4  3  2



About the property

A very well presented family home for sale in a sought after, modern development. The property benefits from four bedrooms, an en suite, a ground floor w.c, a driveway and a garage. Conveniently located to local schools, shops and public transport links and just a short drive into Neath Town Centre with all it's amenities, and the M4 corridor, making it an ideal location for commuters. Internally the property comprises of an entrance hall with a built in storage cupboard and an understair storage cupboard, a spacious lounge with upvc double doors onto the rear garden, a sitting room, a w.c and a generous size kitchen diner with part fitted appliances and further upvc double doors. The first floor features a split landing with a family bathroom and four bedrooms, one of which benefits a modern en suite shower room. The front of the property offers a lawn area with side access, a driveway and a garage. The rear garden is fully enclosed with a patio and lawn area, lowering to a private decking area situated behind the garage. Internal viewings highly recommended.

Accommodation

Entrance Hall

Entrance hallway with built in storage cupboard and understair storage cupboard with access into the W.C, lounge, sitting room and kitchen diner.

Lounge

Spacious lounge with UPVC double doors onto the rear garden.

Sitting Room 9' 8" max x 10' 8" max (2.95m max x 3.25m max)

A bright and cosy sitting room.

W.C

Fitted with a w.c and wash hand basin.

Kitchen Diner

15' 1" max x 15' 1" max (4.60m max x 4.60m max)



Fitted with high gloss wall and base units with worktop space over. Part fitted appliances and UPVC double doors.

Landing

Split landing with access to the family bathroom and four bedrooms.

Bedroom One

10' 2" x 15' 1" (3.10m x 4.60m)

Door leading through to en suite.

En Suite

Modern en suite shower room with W.C and wash hand basin.

Bedroom Two

14' 8" max x 10' 4" max (4.47m max x 3.15m max)

Bedroom Three

12' 2" max x 10' 5" max (3.71m max x 3.17m max)

Bedroom Four

7' 4" x 7' 1" (2.24m x 2.16m)

Bathroom

A family bathroom with a w.c, wash hand basin and a bath with a shower over.

Front

Lawn area to the front with access to the driveway, garage and gate to the side providing access into the rear garden.

Rear

An enclosed rear garden with lawn and patio spaces, lowering to a private decking area situated behind the 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

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