



## Old Road, £160,000

- Double Fronted Family Home
- Converted Loft Space
- Immaculately Presented Throughout
- Modern Fitted Kitchen & Bathroom
- Ideal First Time Purchase!
- EPC Rating: E



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## About the property

A gorgeously presented, traditional family home, perfect for first time purchasers! Boasting great links to a local train station and frequently running buses, ideal for those looking to access the M4 corridor or Swansea City Centre! Well renowned local schools include Abbey Primary, Dwr Y Felin Comprehensive and Neath College!

The home is approached through a gated, paved garden to the front with access through to a courtyard at the side, suitable for bike storage / shed space. Internally, the property comprises of an entrance hallway, with stairs to the landing, and doors to the left into the lounge, and to the right into the dining room. The home flows through to a modern fitted kitchen and utility space. The first floor houses a flight of stairs to the generous, converted loft space, two double bedrooms and a stunning family bathroom consisting of a bath, shower, w.c and hand wash basin.

Internal viewings are highly recommended to truly appreciate the size and condition of this lovely family home!





# Accommodation

## Entrance Hallway

## Lounge

13' 9" Min x 10' 8" ( 4.19m Min x 3.25m )

## Dining Room

14' 1" Plus Bay Window x 11' 9" Plus Recess ( 4.29m Plus Bay Window x 3.58m Plus Recess )

## Kitchen

12' 3" Max x 8' 6" max ( 3.73m Max x 2.59m max )

## Utility Room

4' 1" x 4' 2" ( 1.24m x 1.27m )

## First Floor Landing

## Bedroom One

14' 4" x 10' 9" ( 4.37m x 3.28m )

## Bedroom Two

9' 9" x 8' 5" ( 2.97m x 2.57m )

## Bathroom

## Loft Room

21' 1" Max x 14' 1" Max ( 6.43m Max x 4.29m Max )  
**Front & Side Courtyard Gardens**



## Floorplan



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