

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









About the property

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.

A gorgeously presented, traditional family home, perfect

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

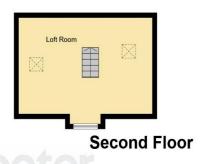
Loft Room

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



Floorplan



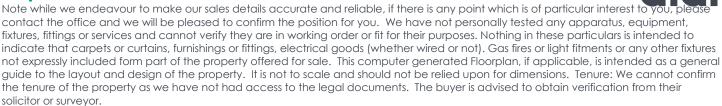




First Floor

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

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