



## Stratton Way

**£240,000**

- Generous Corner Plot
- Ample Off Street Parking
- Lovingly Maintained Throughout
- Four Reception Spaces
- Built In Wardrobes in all Four Bedrooms
- EPC Rating: E



 4  2  3





## About the property

An ideal family home, available for sale within the sought after Cwrt Herbert development, Neath Abbey! Boasting excellent links to Abbey Primary, Dwr Y Felin Comprehensive and Neath College as well as Neath Town Centre with high street stores, restaurants and a main line train station!

The home is approached via a paved driveway to the front. Lawn wraps around the home, with side access leading into the rear garden with further paved patio areas. Internally, the property comprises of an entrance porch, with a ground floor accessible shower room and a door into the open plan lounge / dining area. This space leads off into the converted garage / study space, a fitted kitchen and conservatory. The first floor houses a family bathroom and four bedrooms, three are doubles and all four have built in wardrobes!







## Accommodation

### Entrance Porch

### Ground Floor Shower Room

### Dining Area

13' 5" Max x 8' 6" Plus Recess ( 4.09m Max x 2.59m Plus Recess )

### Study

15' 4" x 7' 4" ( 4.67m x 2.24m )

### Kitchen

10' 6" x 9' ( 3.20m x 2.74m )

### Lounge Area

16' 3" x 12' 9" Max ( 4.95m x 3.89m Max )

### Conservatory

9' 9" x 12' 9" ( 2.97m x 3.89m )

### Landing

### Bedroom One

12' 9" x 10' ( 3.89m x 3.05m )

### Bedroom Two

8' 6" Plus Wardrobes x 8' 9" ( 2.59m Plus Wardrobes x 2.67m )

### Bedroom Three

12' 7" x 7' 5" ( 3.84m x 2.26m )

### Bedroom Four

9' x 6' 6" Plus Recess ( 2.74m x 1.98m Plus Recess )

### Bathroom

### Front Garden & Driveway

### Rear & Side 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)

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