

# Rockfield Terrace, £110,000

- No On Going Chain
- Oozing with Potential To Modernise
- Off Street Parking Via Garage to Rear
- Deceptively Spacious
- Cul-De-Sac location
- EPC Rating: D









## About the property

Available for sale with no on going chain is this lovingly maintained, ideal family home in Neath! Boasting great links to the M4 corridor and A465, with frequently running buses, a main line train station within the town centre and fantastic for access to local schools!

Internally, the property comprises of an entrance hallway, leading into an open plan lounge and dining area with stairs to the landing. Doors lead through to a kitchen and bathroom with a uPVC exit to a low maintenance rear garden and spacious garage. The first floor houses all three double bedrooms and a loft hatch into the attic space.

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















## **Accommodation**

#### **Entrance Hallway**

#### Lounge Area

10' x 11' 2" ( 3.05m x 3.40m )

#### **Dining Area**

11' 5" x 14' 3" (  $3.48m \times 4.34m$  )

#### Kitchen

8' 3" x 9' 8" ( 2.51m x 2.95m )

#### **Bathroom**

#### **Bedroom One**

12' 4" Plus Wardrobe x 10' 5" ( 3.76 m Plus Wardrobe x 3.17 m )

#### **Bedroom Two**

11' 1" x 8' 6" ( 3.38m x 2.59m )

#### **Bedroom Three**

16' 1" x 8' 8" ( 4.90m x 2.64m )

Rear Garden & Garage

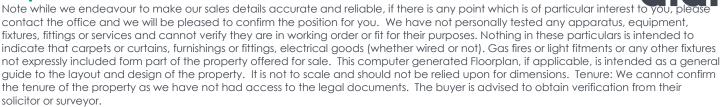


### **Floorplan**



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

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