



## Beechwood Avenue, £250,000

- No On Going Chain!
- Beautifully Presented Throughout
- Reconstructed Traditional Features
- Three Double Bedrooms
- Sizable Gardens
- EPC Rating: D



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## About the property

A beautiful, ideal family home or first time purchase, nestled onto a sizable plot within Beechwood Ave, Neath, now available for sale with no on going chain! Well situated for access to the M4 corridor, via the A465, perfect for those commuting into Swansea & Cardiff. Boasting great links to the town centre with high street stores, frequently running buses and a main line train station. Convenient for attendance to Gnoll Primary & Cefn Saeson Commuting Comprehensive Schools as well as Neath College.

The home is approached via a gated forecourt with a footpath leading to the entrance. Side access is provided through to the generous, enclosed rear garden consisting mainly of lawn, with separate patio & decked areas and multiple mature flower beds.

Internally, the property comprises of an entrance hallway, with stairs to the landing, a cloakroom fitted beneath the stairs and doors leading through to a bay fronted lounge and modern fitted kitchen diner. The first floor houses all three double bedrooms, access to the loft space and the family shower room.

Internal viewings are highly recommended to truly appreciate this lovely home.







## Accommodation

### Entrance Hallway

### Cloakroom

**Lounge-** 11' Plus Bay Window x 11' 7" ( 3.35m Plus Bay Window x 3.53m )

**Kitchen Diner-** 19' 1" x 12' ( 5.82m x 3.66m )

### Landing

**Bedroom One-** 13' 8" Into Bay Window x 11' 9" Max ( 4.17m Into Bay Window x 3.58m Max )

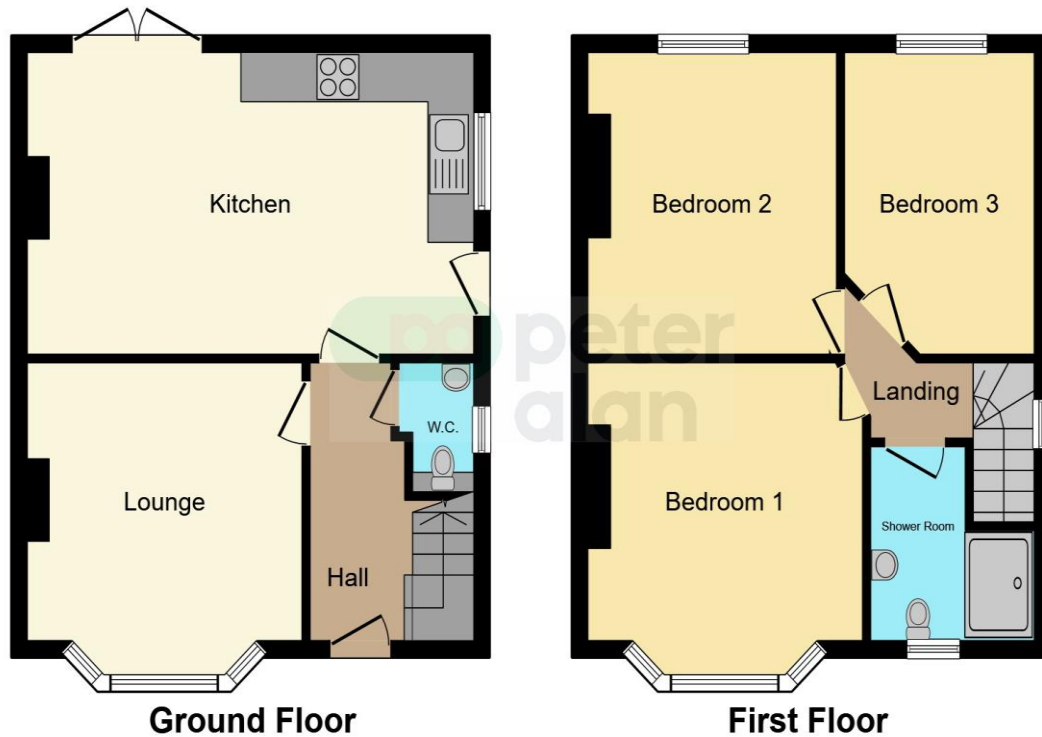
**Bedroom Two-** 12' 1" Max x 10' 6" Max ( 3.68m Max x 3.20m Max )

**Bedroom Three-** 12' 2" x 8' 2" ( 3.71m x 2.49m )

### Shower Room

### Forecourt & Rear 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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