



## Treforgan Road

£230,000

- No On Going Chain
- Beautifully Presented Throughout
- Landscaped Garden
- Desirable, Semi Rural Location
- Perfect Family Home
- EPC Rating: C



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## About the property

A stunning, ideal family home, now available for sale with no on going chain! Located within Treforgan Road, a highly sought after, semi rural location within Crynant, Neath. Backing onto the babbling Dulais River, with multiple outbuildings from sheds to workshops! With frequently running buses and great links to Ystradgynlais and Neath Town Centre as well as the M4 corridor via the A465! The home is approached through a gated & lawned garden to the front, with side access available to the beautifully landscaped rear garden. Internally, the property comprises of a spacious, open plan lounge diner with a bespoke feature fireplace, steps to the landing and a door through to the kitchen. Fitted with modern units and work tops, integrated fridge freezer, cooker, hob & hood and access to the utility room! The first floor houses all three spacious bedrooms and the family bathroom! Internal viewings are highly recommended to truly appreciate the potential and opportunity this lovely home has to offer.

## Accommodation

### Front & Rear Gardens

### Lounge

22' 8" Max x 13' 8" Plus Recess ( 6.91m Max x 4.17m Plus Recess )

### Kitchen

14' 4" Max x 13' 4" Max ( 4.37m Max x 4.06m Max )

### Utility Room

9' x 8' 3" Plus Recess ( 2.74m x 2.51m Plus Recess )



## Landing

## Bedroom One

12' 1" Plus Wardrobes x 9' Plus Recess ( 3.68m Plus Wardrobes x 2.74m Plus Recess )

## Bedroom Two

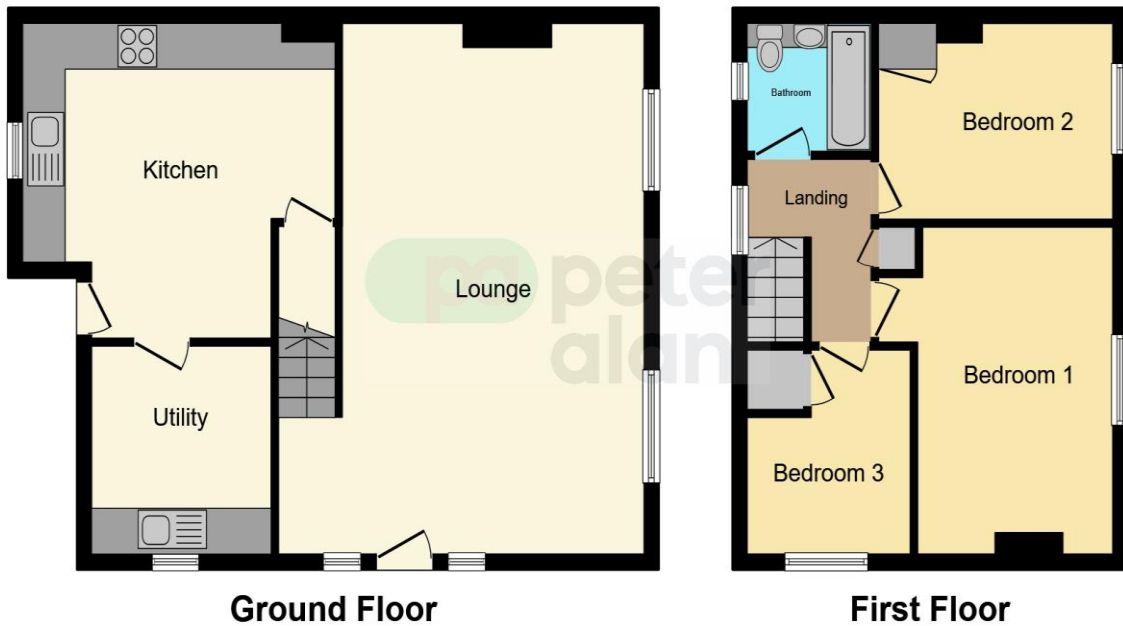
10' 8" x 8' 4" Max ( 3.25m x 2.54m Max )

## Bedroom Three

8' 9" x 7' 7" Max ( 2.67m x 2.31m Max )

## Bathroom

## 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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