



## Foundry Row, £140,000

- No On Going Chain
- Lovingly Maintained Throughout
- Driveway to Front
- Ideal First Time Purchase
- Sought After Location
- EPC Rating: E





## About the property

A sought after, ideal first time purchase within Skewen, Neath, available for sale with no on going chain! With excellent links to frequently running buses, and the local train station alongside well renowned schools such as Coedffranc Primary, Dwr Y Felin Comprehensive and Neath College!

Conveniently located for access to the M4 corridor and A 465, perfect for commuters into Swansea and Cardiff.

The home is approached through an open driveway to the front with a footpath leading to the entrance. Internally, the property comprises of a hallway, with stairs to the landing and opening through to an open plan lounge diner. Doors lead through to a fitted kitchen and study space! An exit leads out to the enclosed rear garden consisting of shallow tiers of patio and chippings! The first floor houses both double bedrooms and the family bathroom!

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





## Accommodation

### Entrance Hallway

### Lounge Area

9' 4" x 10' ( 2.84m x 3.05m )

### Dining Area

11' 7" x 10' 4" Max ( 3.53m x 3.15m Max )

### Kitchen

10' x 6' 7" ( 3.05m x 2.01m )

### Study

4' 6" x 6' 7" ( 1.37m x 2.01m )

### Landing

### Bedroom One

10' 9" x 13' 4" ( 3.28m x 4.06m )

### Bedroom Two

10' 3" x 7' 8" Max ( 3.12m x 2.34m Max )

### Bathroom

### Front & Rear Garden

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## 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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