



## Beaconsfield Street

£130,000

- No On Going Chain
- Ideal First Time Purchase
- Low Maintenance Rear Garden
- Sought After Location
- Well Presented
- EPC Rating: E



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## About the property

The ideal first time purchase or buy-to-let investment in Cadoxton, Neath, now available for sale with no on going chain! Boasting great links to Catwg Primary and Llangatwg Community Comprehensive! As well as public transport routes via frequently running buses or a main line train station within Neath Town Centre alongside high street stores, bars and restaurants. Convenient for access to the M4 corridor via the A465. Internally, the property comprises of an entrance hallway with doors into the lounge, dining room and fitted diner. Double doors lead out to the low maintenance rear garden consisting of paved patio. Stairs lead to the first floor which houses access to the loft space, three bedrooms and the family bathroom with a bath, shower, wc and hand wash basin. Internal viewings are highly recommended!

## Accommodation

### Entrance Hallway

### Lounge

10' 4" Plus Recess x 8' 2" ( 3.15m Plus Recess x 2.49m )

### Dining Room

12' 5" x 13' 6" Plus Recess ( 3.78m x 4.11m Plus Recess )

### Kitchen Diner

14' 7" x 11' Max ( 4.45m x 3.35m Max )

### Landing



### Bedroom One

11' 7" x 8' 2" ( 3.53m x 2.49m )



### Bedroom Two

9' 3" x 8' 2" ( 2.82m x 2.49m )

### Bedroom Three

8' 6" x 5' 2" ( 2.59m x 1.57m )



### Bathroom



### 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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