



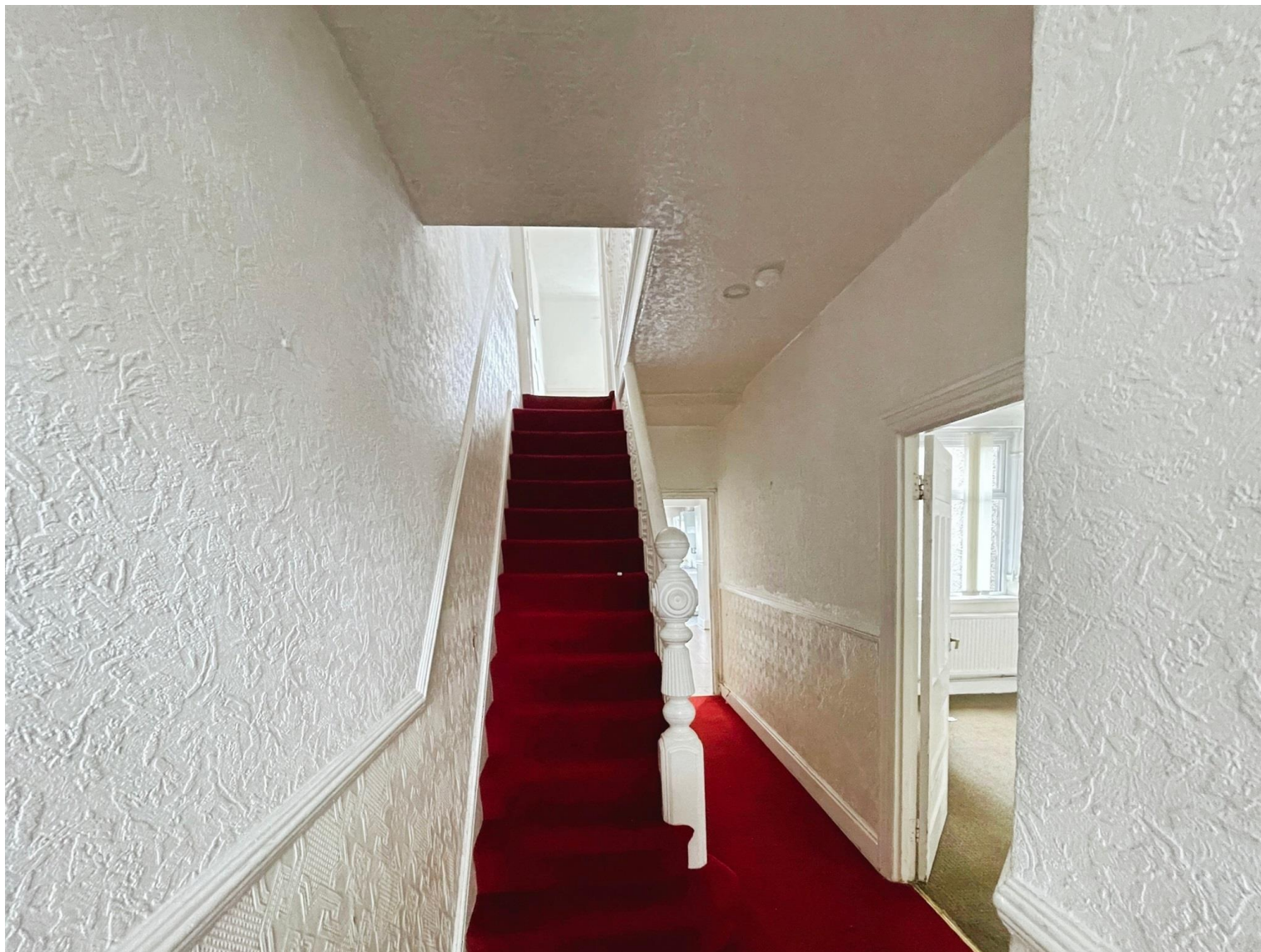
## Harle Street £125,000

- No On Going Chain
- Ideal Investment!
- Sizable Outbuildings!
- Sought after Location
- Deceptively Spacious
- EPC Rating: D



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## About the property

The ideal investment or first time purchase now available for sale in Llantwit, Neath with no on going chain! Boasting excellent links to local amenities including public transport via bus or train, high street stores within Neath Town Centre, desirable schools, walking routes and well situated for commuters requiring access to the M4 corridor via the A465. The home is approached through a gated forecourt with rear access available into a low maintenance garden boasting multiple outbuildings including a garage. Internally, the property comprises of an entrance hallway with stairs to the landing and doors through to a sizable lounge and open plan fitted kitchen / diner. The first floor houses three double bedrooms, access to the loft space and the family bathroom.

Internal viewings are highly recommended!

**\*\*All services/appliance have not and will not be tested\*\***

## Accommodation

### Entrance Hallway

### Front Of Lounge

12' 4" MAx x 11' Plus Bay Window ( 3.76m MAx x 3.35m Plus Bay Window )

### Back Of Lounge

11' 9" x 9' 9" Max ( 3.58m x 2.97m Max )

### Dining Area

12' 7" Plus Recess x 9' 6" Plus Bay Window ( 3.84m Plus Recess x 2.90m Plus Bay Window )



## Kitchen Area

11' 9" x 9' 3" ( 3.58m x 2.82m )

## Landing

## Bedroom One

16' 3" Max x 11' ( 4.95m Max x 3.35m )

## Bedroom Two

11' 9" x 9' 9" ( 3.58m x 2.97m )

## Bedroom Three

9' 6" x 8' 2" Plus Recess ( 2.90m x 2.49m Plus Recess )

## Bathroom

## Forecourt & Rear Garden

## Garage

19' 9" x 11' 4" ( 6.02m x 3.45m )

## Outbuilding

10' 8" x 10' 1" ( 3.25m x 3.07m )



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## Floorplan

## Important Information

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