



## Alice Street

£85,000

- Ideal Investment
- Renovation Opportunity
- Convenient Location
- First Floor Bathroom
- Rear Garden
- EPC Rating: Awaited



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## About the property

Ideal investment opportunity or first time buy for sale with no on-going chain. With fantastic links to Neath town centre with local stores, main line train station and nearby bus stops as well as the M4 corridor via the A465! Conveniently located for Melin Primary school and Cefn Saeson Community Comprehensive School!

Internally the property comprises of an entrance hall, an open plan lounge diner and a kitchen to the ground floor, and the first floor features two bedrooms and a family bathroom.

The rear garden offers potential to be a lovely, enclosed space, currently laid to lawn and patio. Internal viewings come highly recommended.







## Accommodation

### Entrance Hall

### Lounge Area

10' x 8' 7" min ( 3.05m x 2.62m min )

### Dining Area

14' 2" min x 11' 2" ( 4.32m min x 3.40m )

### Kitchen

12' 7" min x 8' ( 3.84m min x 2.44m )

### Landing

### Bedroom One

15' 3" max x 10' 5" ( 4.65m max x 3.17m )

### Bedroom Two

11' 9" x 7' 9" ( 3.58m x 2.36m )

### 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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