



## Heol Uchaf

£190,000

- No On Going Chain
- Driveway & Garage
- Lovingly Maintained Throughout
- Enclosed Rear Garden
- Detached Home
- EPC Rating: D



2 1 1





## About the property

**\*FREEHOLD ON COMPLETION\*** A surprisingly sizable and well presented ideal first time purchase or property for those hoping to down-size, nestled into a quaint cul-de-sac within Cimla, Neath! Now available for sale with no on going chain, boasting excellent links to local amenities including well renowned schools, frequently running buses and local stores. Neath Town Centre is within close proximity with a main line train station, high street stores, bars and restaurants. The home is approached through a low maintenance garden to the front, with a spacious driveway leading down to the garage. Side access is available through to a mature rear garden consisting of patio and shrubbery. Internally, the property comprises of an entrance hallway, with doors through to a fitted kitchen and lounge / diner. An inner hallway grants access to both double bedrooms and the family shower room.

## Accommodation

### Entrance Hallway

### Kitchen

14' 9" x 9' 5" Max ( 4.50m x 2.87m Max )

### Lounge

23' 2" x 12' Max ( 7.06m x 3.66m Max )

### Inner Hallway

### Bedroom One

11' 8" Max x 9' 9" ( 3.56m Max x 2.97m )





## Bedroom Two

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

## Shower Room

## Front Garden & Driveway



## Rear Garden

## Garage

16' 3" Max x 7' 9" Max ( 4.95m Max x 2.36m Max )

## Floorplan



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