



Church Road, offers over £150,000

- Beautifully Presented
- Ideal Family Home
- Sizable Garage & Summerhouse
- Modern Fitted Kitchen & Bathroom
- Log Burner fitted in the Lounge
- EPC Rating: E



 3  1  1



About the property

A gorgeously maintained and immaculately presented, ideal family home or first time purchase in a semi-rural village location! Boasting excellent links to popular primary schools, frequently running buses and The Brecon Beacons National Park! Conveniently located for access to commuting routes such as the M4 corridor (via the A465) and a main line train station within Neath Town Centre. The home is approached through a lawned garden to the front, with rear access available, adjacent to the garage, via a gate into the rear garden! This consists mainly of lawn and decking with a summerhouse/garden bar. Internally, the property comprises of an entrance hallway, with stairs to the landing and an open plan living space to the ground floor with a modern fitted kitchen and log burner. The first floor houses all three bedrooms and the family bathroom. Internal viewings are highly recommended to truly appreciate this lovely home!





Accommodation

Entrance Hall

Lounge/Diner- 21' 8" x 11' 9" +2 (6.60m x 3.58m +2)

Kitchen- 10' 8" x 8' 6" (3.25m x 2.59m)

Landing

Bedroom 1- 10' 2" x 9' 6" +2 (3.10m x 2.90m +2)

Bedroom 2- 11' 3" x 7' 8" +2 (3.43m x 2.34m +2)

Bedroom 3- 8' x 7' 3" (2.44m x 2.21m)

Bathroom

Front & Rear Gardens

Outbuildings- 14' 1" max x 14' 3" max (4.29m max x 4.34m max)

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

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.