



## Perth Y Dion offers in the region of £225,000

- No On Going Chain
- Ideal Down-Size, Retirement home or First Time Purchase
- Recently Refurbished Throughout
- Driveway
- Enclosed Rear Garden
- EPC Rating: C



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## About the property

A modern development in Resolven, Neath! With excellent links to Neath Town Centre and the M4 corridor, both a short drive along the A465. Boasting great access to local public transport routes and well renowned schools including Ynysfach Primary and Llangatwg community school. The home is approached via a gated driveway providing off street parking and a front garden area. Internally the property comprises of an entrance porch, a modern kitchen with patio doors, a spacious lounge, internal hallway, a high spec family bathroom and three bedrooms, all of which boast fitted wardrobes, bedroom one benefiting from an en suite shower room and bedroom two with patio doors onto the rear garden. A home not to be missed! Internal viewings highly recommended.

## Accommodation

### Entrance Porch

### Lounge

10' 8" max x 17' 2" ( 3.25m max x 5.23m )

### Kitchen Diner

14' 3" x 9' 3" ( 4.34m x 2.82m )

### Internal Hall

### Bedroom One

12' 3" x 8' 7" min ( 3.73m x 2.62m min )



**En Suite**

**Bathroom**

**Bedroom Two**

10' 4" max x 9' 8" ( 3.15m max x 2.95m )

**Front**

**Bedroom Three**

7' 4" x 6' 5" ( 2.24m x 1.96m )

**Rear**

## Floorplan



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