



Penrhiwtyn Drive, offers over £300,000

- Generous Plot Size - Low Maintenance Grounds
- Perfect Family Home
- Detached Garage & Driveway
- Ample Living Space
- Sought After Location - Nature Reserve on Site
- EPC Rating: C



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About the property

The perfect family home or first time purchase now available for sale with No On Going Chain in the desirable Penrhiwtyn Development within Briton Ferry. Positioned ideally for commuters with excellent links to the M4 corridor via the A465 as well as a main line train station & bus station within Neath Town Centre! Convenient for access to the Brecon Beacons National Park & Aberavon sea front while also boasting a Nature Reserve within the Estate, great for a quick evening walk!

The home is approached through a sizable front yard, laid with chippings and wrapping around the dwelling with a gate leading into a further, spacious rear garden with a fitted upvc door through to the garage & driveway! Internally, the property comprises of an entrance hallway, with stairs to the first floor landing and doors through to a modern fitted kitchen diner, seperate utility area, ground floor w.c and well presented lounge through to a generous conservatory. The first floor houses the family bathroom and first two of our bedrooms, including the master with an en-suite shower room & fitted wardrobes and bedroom two with a further set of fitted wardrobes. The second floor contains the last two bedrooms with pitched ceilings and dormer style windows!





Accommodation

Entrance Hall

Kitchen / Diner

16' 6" x 9' 7" Max (5.03m x 2.92m Max)

Utility

6' 5" x 4' 4" (1.96m x 1.32m)

Cloakroom

Lounge

16' 3" x 9' 9" (4.95m x 2.97m)

Conservatory

15' 7" x 10' 8" (4.75m x 3.25m)

First Floor Landing

Bedroom One

16' 3" x 10' 1" max (4.95m x 3.07m max)

En-Suite

Bedroom Two

10' 3" max x 9' 8" (3.12m max x 2.95m)

Bathroom

Second Floor Landing

Bedroom Three

11' 8" Plus Recess x 9' 8" Plus Recess (3.56m Plus Recess x 2.95m Plus Recess)

Bedroom Four

11' 8" Plus Recess x 10' 2" Plus Recess (3.56m Plus Recess x 3.10m Plus Recess)

Front & Rear Garden

Garage & Driveway

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

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