

# Roman Road offers in the region of £120,000

- Semi-Rural Village
- Garage
- Enclosed Rear Garden
- Wet Room
- Open Plan Lounge Diner
- EPC Rating: E









## **About the property**

A well presented three bedroom property situated in the picturesque Village of Banwen, Neath. Surrounded by beautiful countryside, within close proximity to the Brecon Beacons, schools and shops. Internally the property comprises of an entrance hall, a spacious lounge diner with a feature fireplace, a kitchen and a wet room to the ground floor. The first floor features a landing and three bedrooms. The property further benefits from an enclosed rear garden mainly laid to lawn, with access to the garage and rear lane which overlooks fields.

Ideal first time buy or investment purchase! Internal viewings recommended.















## **Accommodation**

#### **Entrance Hall**

#### **Lounge Diner**

20' 9" x 12' 9" ( 6.32m x 3.89m )

#### Kitchen

12' x 8' 9" ( 3.66m x 2.67m )

#### **Wet Room**

#### Landing

#### **Bedroom One**

13' 8" x 8' 5" max ( 4.17m x 2.57m max )

#### **Bedroom Two**

9' 6" x 6' 8" (  $2.90 m \ x \ 2.03 m$  )

#### **Bedroom Three**

8' 7" x 7' 2" (  $2.62m \times 2.18m$  )

#### Rear Garden

#### Garage

14' 9" x 9' 3" ( 4.50m x 2.82m )

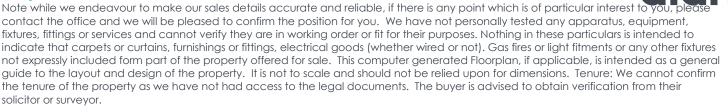


### **Floorplan**



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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