



Birchwood Close

offers in the region of £250,000

- Quaint Cul-De-Sac Location
- No On Going Chain
- Sought After Area
- Ideal for Lateral Living
- Driveway & Garage
- EPC Rating: D



 3  1  2



About the property

A fantastic opportunity to downsize or perfect family home nestled into the heart of Bryncoch, Neath, within a quaint cul-de-sac! With fantastic links to well renowned schools such as Blaenhonddan & Maes Y Coed Special School! Excellent for commuters with links to the M4 corridor via the A465 & main line train station within Neath Town Centre! The home is approached through a paved driveway leading through to the garage, with lawn to the side. Access leads through to a further enclosed rear garden laid with lawn and wrapped in mature chubbery. Internally, the property comprises of an entrance hallway, with doors leading through to both living and bedroom spaces. The open plan lounge and dining area is to the front of the home and flows through to a modern fitted kitchen. All three bedrooms can be found at the rear of the home with the master boasting fitted wardrobes! There is an accessible, modern fitted shower room with a separate w.c. Internal viewings are highly recommended to truly appreciate this home!

Accommodation

Entrance Hallway

Lounge Area

16' x 12' (4.88m x 3.66m)

Dining Area

8' 9" Max x 8' 9" Max (2.67m Max x 2.67m Max)

Kitchen

12' 7" x 9' Plus Recess (3.84m x 2.74m Plus Recess)

Inner Hall



Bedroom One

11' 1" Into Wardrobe x 11' 9" (3.38m Into Wardrobe x 3.58m)

Bedroom Two

9' x 10' (2.74m x 3.05m)

Bedroom Three

11' 2" x 7' (3.40m x 2.13m)

Shower Room

Seperate W.c

Front & Rear Gardens

With Driveway

Garage

18' 2" x 8' 6" (5.54m x 2.59m)

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let