



## Moorland Road

£125,000

- No On Going Chain
- Garage To Rear
- Renovation Opportunity
- Sought After & Convenient Location
- Ideal First Time Purchase
- EPC Rating: E



2 1 1





## About the property

Ideal first time purchase or investment! A deceptively spacious property within Cimla, Neath! Boasting excellent access to the M4 corridor via the A465, well situated for commuters with the addition of frequently running buses and a mainline train station within Neath Town Centre. Conveniently located for attendance to Cefn Saeson Community Comprehensive and Crynallt/Gnoll Primary Schools! Internally comprising of an entrance hall, an open plan lounge diner and kitchen to the ground floor and two spacious bedrooms and a shower room to the first floor. The property further benefits from an enclosed rear garden, mainly laid to lawn with a garage and rear lane access. Internal viewings are highly recommended to truly appreciate the size and opportunity this home offers!

## Accommodation

### Entrance Hall

### Lounge Area

12' 8" max x 10' 2" ( 3.86m max x 3.10m )

### Dining Area

11' 2" x 11' 7" ( 3.40m x 3.53m )

### Kitchen

10' +14 x 6' 3" ( 3.05m +14 x 1.91m )



### Bedroom 1

16' 2" max x 10' 5" +12 ( 4.93m max x 3.17m +12 )

### Bedroom2

11' 3" x 9' 3" +R ( 3.43m x 2.82m +R )

### Bathroom



### Rear Garden

### Parking

### Outbuilding

19' 3" x 11' 5" ( 5.87m x 3.48m )



## 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](http://www.focalagent.com)

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