

# Old Road offers over £140,000

- Ideal Family Home Or First Time Purchase!
- Convenient Location
- Front & Rear Garden Space
- Modern Kitchen
- First Floor Bathroom
- EPC Rating: Awaited









# About the property

The perfect first time purchase, family home or buy-to-let investment! Lovingly maintained and deceptively spacious, boasting great access to amenities! With fantastic links into Neath Town Centre where you can find a mainline train station, frequently running buses into Neighbouring cities alongside well renowned local schools including Gnoll Primary, Dwr Y Felin and Cefn Saeson Community Comprehensive schools.

The home is approached via a lawned front garden with an enclosed tiered garden to the rear, mainly laid to patio, offering a huge amount of potential! Internally the property comprises of an entrance porch and hallway leading through to a large open plan lounge diner and a spacious modern kitchen with two sets of upvc double doors and a breakfast bar to the ground floor. The first floor features a landing leading through to three bedrooms and a family bathroom. Internal viewings highly recommended.

# **Accommodation**

#### **Entrance Hall**

#### **Entrance Porch**

#### Lounge/Diner

25' 2" x 12' 6" max ( 7.67m x 3.81m max )

### **Kitchen**

11' 9" x 18' 6" max ( 3.58m x 5.64m max )

#### Landing





## Bedroom 1

14' 9" x 10' 9" max ( 4.50m x 3.28m max )

## Bedroom 2

 $12^{\prime}$   $4^{\prime\prime}$  max x  $9^{\prime}$  max ( 3.76m max x 2.74m max )

## Bedroom 3

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

#### **Bathroom**





## Front Garden

## Rear Garden

# Outbuildings

18' 2" x 13' 4" ( 5.54m x 4.06m )

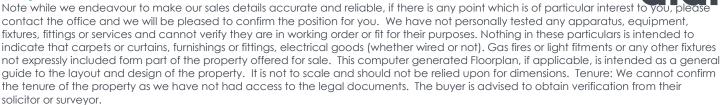


# **Floorplan**



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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