



## Beechwood Avenue, offers over £325,000

- Immaculately Refurbished Throughout
- Sizable Rear Garden Leading to a Detached Garage
- Oozing with Modernised Character
- The Perfect Family Home
- Highly Sought After Location
- EPC Rating: D



 3  1  1



## About the property

A beautiful newly renovated family home, nestled onto a sizable plot within Beechwood Avenue, Neath, now available for sale with no on going chain! Well situated for access to the M4 corridor, via the A465, perfect for those commuting into Swansea & Cardiff. Boasting great links to the town centre with high street stores, frequently running buses and a main line train station. Convenient for attendance to Gnoll Primary & Cefn Saeson Commuting Comprehensive Schools as well as Neath College. The home is approached via a gated driveway with a footpath and lawn area leading to the entrance. Side access is provided through to the generous, enclosed rear garden consisting mainly of lawn with access to a detached garage.

Boasting original features and bay windows, internally the property comprises of an open plan entrance porch and hallway, with stairs to the landing, built in storage fitted beneath the stairs and doors leading through to a bay fronted lounge and a high spec open plan kitchen diner, perfect for family time with UPVC double doors to the rear garden. The first floor houses all three bedrooms and a fully tiled bathroom.





## Accommodation

### Entrance Hall

### Lounge

14' 7" x 12' ( 4.45m x 3.66m )

### Kitchen/Diner

17' 6" x 15' 7" ( 5.33m x 4.75m )

### Landing

### Bedroom One

12' 1" x 11' ( 3.68m x 3.35m )

### Bedroom Two

13' x 11' 4" ( 3.96m x 3.45m )

### Bedroom Three

7' 9" x 6' ( 2.36m x 1.83m )

### Bathroom

### Front Garden

### Rear Garden

### Garage

## 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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