

Herbert Road offers over £170,000

- Beautifully Presented
- Driveway to Front
- Plot to Rear Purchased For Off Street Parking
- Enclosed Rear Garden
- Deceptively Spacious
- EPC Rating: D









About the property

An incredibly well presented and 'larger-than-average' ideal family home or first time purchase within Neath! Boasting exceptional living spaces alongside three double bedrooms and a bathroom to the first floor! A beautifully maintained rear garden leads out to an additional 'plot' for parking.













Accommodation

Entrance Porch

Lounge / Diner

22' 1" $\text{Max} \times 15'$ 8" Plus Recess (6.73m $\text{Max} \times 4.78m$ Plus Recess)

Kitchen

12' 7" x 7' 9" (3.84m x 2.36m)

Lean-To Utility Space

Landing

Bedroom One

15' 7" Plus Recess x 10' 3" (4.75m Plus Recess x 3.12m)

Bedroom Two

11' 5" Plus Recess x 9' 8" Plus Recess (3.48m Plus Recess x 2.95m Plus Recess)

Bedroom Three

12' x 11' 9" (3.66m x 3.58m)

Bathroom

Rear Garden

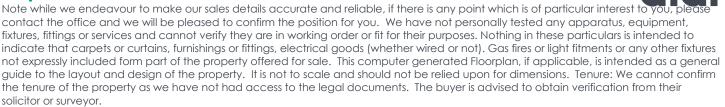


Floorplan



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



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



