



## School Road, £180,000

- No On Going Chain
- Detached Family Home
- Driveway & Garage
- Generous Gardens
- Sought After Semi-Rural Location
- EPC Rating: E



 3  1  2



## About the property

Available for sale with No On Going Chain, is this desirable, detached family home within Crynant, Neath! Boasting excellent links to local schools including Creunant Primary, Llangatwg Comprehensive and Neath College, as well as nearby bus stops and commuting routes through the M4 Corridor via the A465!

The home is approached through a low maintenance front garden with a driveway leading to a garage and side access to a further rear garden comprising of patio & lawn. Internally, the home comprises of an entrance hallway with stairs to the landing and doors through to a fitted kitchen and lounge / dining room. The first floor houses the family bathroom, consisting of a bath with shower over, w.c and hand wash basin, as well as three spacious bedrooms and access to the loft space. Internal viewings are highly recommended to truly appreciate the home!





## Accommodation

### Entrance Hallway

**Lounge-** 18' 9" x 10' 4" ( 5.71m x 3.15m )

**Kitchen-** 10' 6" x 10' 8" max ( 3.20m x 3.25m max )

### Landing

**Bedroom One-** 10' 9" x 10' 4" min ( 3.28m x 3.15m min )

**Bedroom Two-** 9' 4" Plus Recess x 7' 7" ( 2.84m Plus Recess x 2.31m )

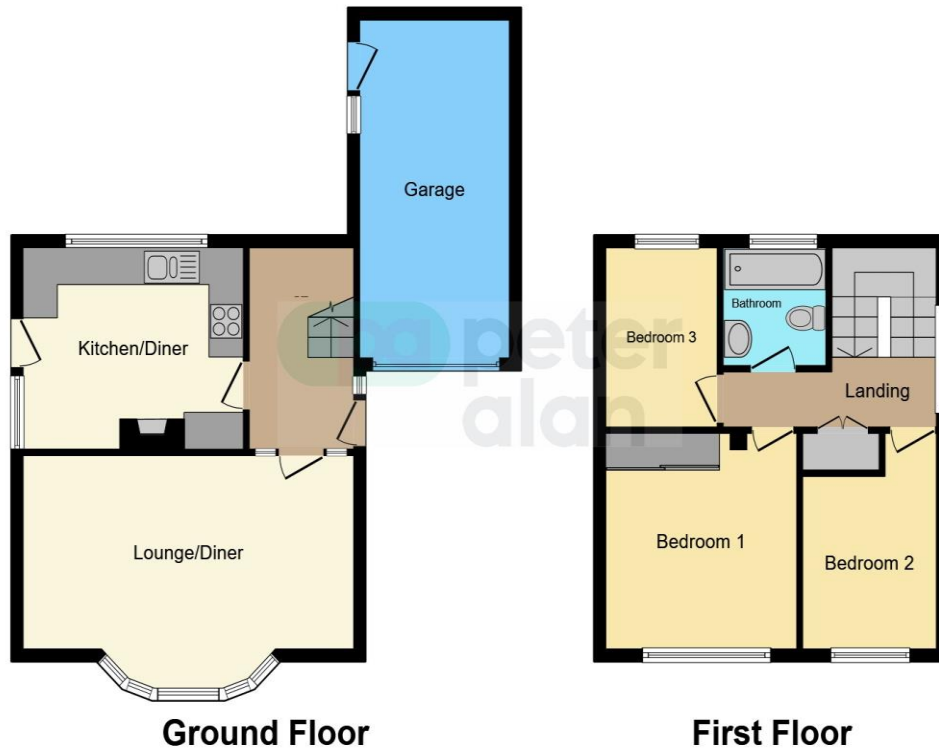
**Bedroom Three-** 9' 6" x 6' 4" ( 2.90m x 1.93m )

### Bathroom

### Front & Rear Gardens

### Garage & Driveway

## 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)

## 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.