



## Royston Court

£351,995

- No On Going Chain
- Double Driveway
- Ideal Family Home
- Double Garage
- Conveniently Located
- EPC Rating: C



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## About the property

A very well presented and lovingly maintained, four bedroom family home now available for sale with no on going chain. Located in a modern development in the heart of Waunceirch, Neath! Boasting excellent links to frequently running buses, a main line train station within Neath Town Centre and the M4 corridor, via the A465, making the home ideal for commuters! Conveniently located for access to Waunceirch and Blaenhonddan Primary Schools as well as Dwr Y Felin, Neath College and Ysgol Maes Y Coed. Internally, the property comprises an entrance hallway with stairs to the the landing with doors through to a ground floor w.c, a spacious lounge, conservatory and an open plan kitchen with a living space, perfect for entertaining. The first floor features a family bathroom and four bedrooms, the master benefiting from an en suite shower room. The property's accessed via a double driveway and lawn area with side access into the enclosed rear garden with both patio and lawn areas. Internal viewings are highly recommended to truly appreciate this lovely home!

## Accommodation

### Lounge

19' 9" x 11' ( 6.02m x 3.35m )

### Kitchen

19' 8" x 9' 5" ( 5.99m x 2.87m )

### Utility Room

6' 2" x 5' 7" ( 1.88m x 1.70m )

### Conservatory

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





### Bedroom One

11' 3" x 9' 8" ( 3.43m x 2.95m )

### Bedroom Four

8' 5" x 7' 8" ( 2.57m x 2.34m )

### En Suite

5' x 4' 8" ( 1.52m x 1.42m )

### Bathroom

### Bedroom Two

9' 9" x 9' 5" ( 2.97m x 2.87m )

### Garage

17' 1" x 16' 8" ( 5.21m x 5.08m )

### Bedroom Three

9' 1" x 8' 2" ( 2.77m x 2.49m )

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## Floorplan

## Important Information

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