



## King Street, Neath

£190,000

- Deceptively Spacious
- Immaculately Presented!
- Gorgeous Modern Fitted Kitchen
- Forecourt & Rear Courtyard
- Perfect First Time Purchase
- EPC Rating: D



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## About the property

The Perfect First Time Purchase or Family Home! Now available for sale in Port Talbot, beautifully presented and deceptively spacious. Offering fantastic links to local amenities including high street stores, bars and restaurants through the Town Centre, as well as a main line train station & frequently running buses. Incredibly convenient for access to the M4 corridor for commuters into Swansea & Cardiff.

The home is approached through a paved forecourt, with option rear access via a lane into an enclosed, low maintenance garden! The property is accessed via an entrance porch and hallway, with reconstituted traditional features and stairs to the landing. The living spaces comprise of a spacious lounge diner, bay fronted with a feature fireplace, an immaculate modern fitted kitchen, a separate study area, used as the home bar, a utility space and ground floor w.c. The first floor houses all three double bedrooms, of which the smaller is a blank canvas offering new buyers potential to 'put their own stamp' on, and the family bathroom consisting of a bath with shower over, w.c. and hand wash basin. Internal viewings are strongly recommended to truly appreciate the presentation and size of this lovely home!

## Accommodation

### Entrance Porch & Hallway

### Lounge Diner

25' 1" x 13' 2" Max ( 7.65m x 4.01m Max )

### Kitchen

12' 4" x 9' 1" ( 3.76m x 2.77m )

### Bar Area / Study

9' 3" x 7' ( 2.82m x 2.13m )



### Utility Room

4' 8" x 5' 5" ( 1.42m x 1.65m )

### Cloakroom

### Landing

### Bedroom One

10' 3" x 17' 1" Max ( 3.12m x 5.21m Max )

### Bedroom Two

10' 8" x 11' 2" Max ( 3.25m x 3.40m Max )

### Bedroom Three

9' 2" x 7' 4" Max ( 2.79m x 2.24m Max )

### Bathroom

### Forecourt & Rear Garden

## Floorplan



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