



Macpelah

£165,000

- Perfect First Time Purchase
- No On Going Chain
- Sizable Driveway
- Semi Rural Village Location
- Generous Plot Size & Land to the Rear
- EPC Rating: D



 2
  1
  1



About the property

Now available for sale with no on going chain! A perfect family home or first time purchase nestled into the semi-rural village location of Pontrhydyfen, Port Talbot! With excellent links to local amenities including stores and high street shops in both Neath & Port Talbot Town Centres alongside public transport routes via bus or train. Brilliant for those hoping to reconnect with nature as Afan Valley features many popular walking, hiking and cycling routes! Backing onto a lane which provides access to the plot to the rear of the home, offering potential for development subject to relevant planning permissions. The home is approached via paved forecourt with side access via a sizable driveway through to an enclosed rear garden, sizable and laid with lawn. Internally, the property comprises of an entrance hallway, with stairs to the landing, and doors through to an open plan lounge diner, fitted kitchen and lean to utility space. The first floor houses both double bedrooms and the family bathroom comprising of a four piece suite. Internal viewings are highly recommended to truly appreciate the lovely home!

Accommodation

Entrance Hallway

Lounge Area

13' 3" x 13' 2" Max (4.04m x 4.01m Max)

Dining Area

15' 1" Max x 9' (4.60m Max x 2.74m)

Kitchen

9' x 8' 1" (2.74m x 2.46m)

Lean To Utility

8' 2" x 6' 3" (2.49m x 1.91m)



Landing

Bathroom

Bedroom One

16' Max x 9' 3" (4.88m Max x 2.82m)

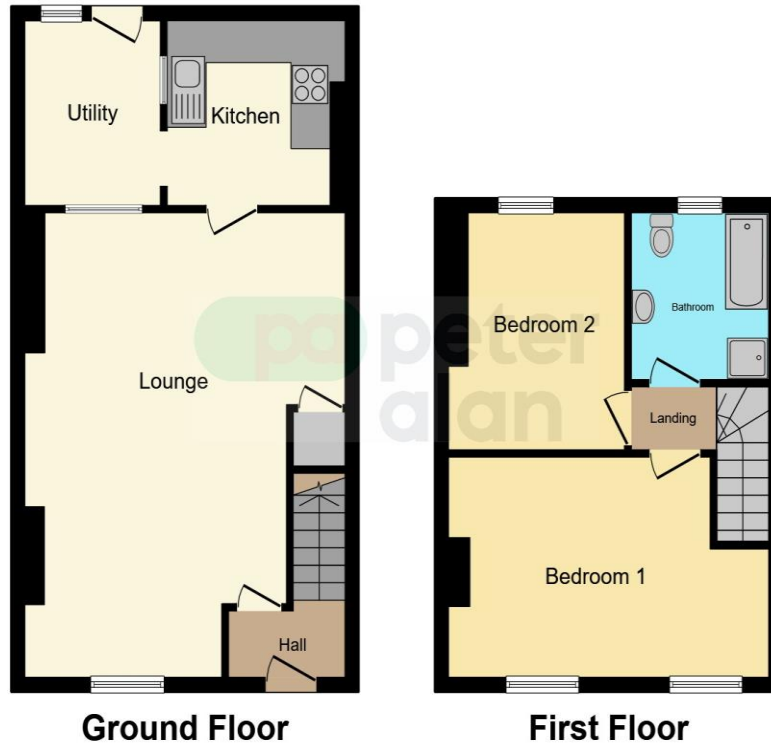
Front & Rear Gardens

Bedroom Two

11' 9" x 7' 9" Plus Recess (3.58m x 2.36m Plus Recess)

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

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.

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