



## Edward Street

£170,000

- No On Going Chain
- Converted Loft Room
- Very Well Presented
- Convenient Location
- Perfect Family Home
- EPC Rating: D



 2  1  3





## About the property

A gorgeous refurbished and deceptively spacious, ideal family home or substantial first time purchase, now available for sale with no on going chain in Neath! Boasting a sizable garden to the rear laid with stone chippings, lawn and paved patio leading up to a shed / potential summer house. With excellent links to local amenities and public transport routes within the town centre alongside commuting routes like the M4 corridor via the A465! Internally, the property comprises of an entrance porch and hallway, with stairs to the landing, and doors through to the Lounge and dining rooms, a modern fitted kitchen, utility room, with a ground floor w.c, and the 'sun room' with a skylight. The first floor houses both double bedrooms and the family bathroom consisting of a whirlpool bath, shower block, w.c and his&hers vanity hand wash basin. An extra flight of steps lead up to a generous converted loft space. Internal viewings are highly recommended to truly appreciate this lovely home.





## Accommodation

### Entrance Porch & Hallway

#### Lounge

11' 9" x 13' 7" max ( 3.58m x 4.14m max )

#### Dining Room

11' 5" x 11' 1" max ( 3.48m x 3.38m max )

#### Kitchen

11' 1" x 9' 3" ( 3.38m x 2.82m )

#### Utility Room

11' x 9' 2" ( 3.35m x 2.79m )

#### Conservatory

15' 9" x 6' 1" ( 4.80m x 1.85m )

### Cloakroom

### First Floor Landing

#### Bedroom One

14' 6" plus window x 11' 7" max ( 4.42m plus window x 3.53m max )

#### Bedroom Two

11' 6" x 11' 1" max ( 3.51m x 3.38m max )

#### Loft Room

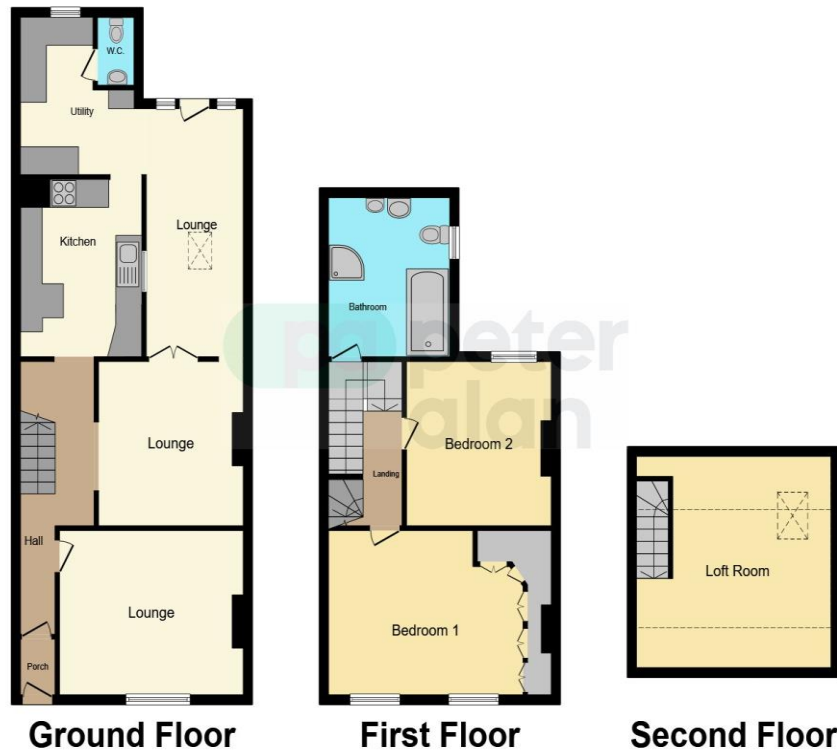
14' 8" x 15' 2" ( 4.47m x 4.62m )

#### Bathroom

### Rear Garden



## Floorplan



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