



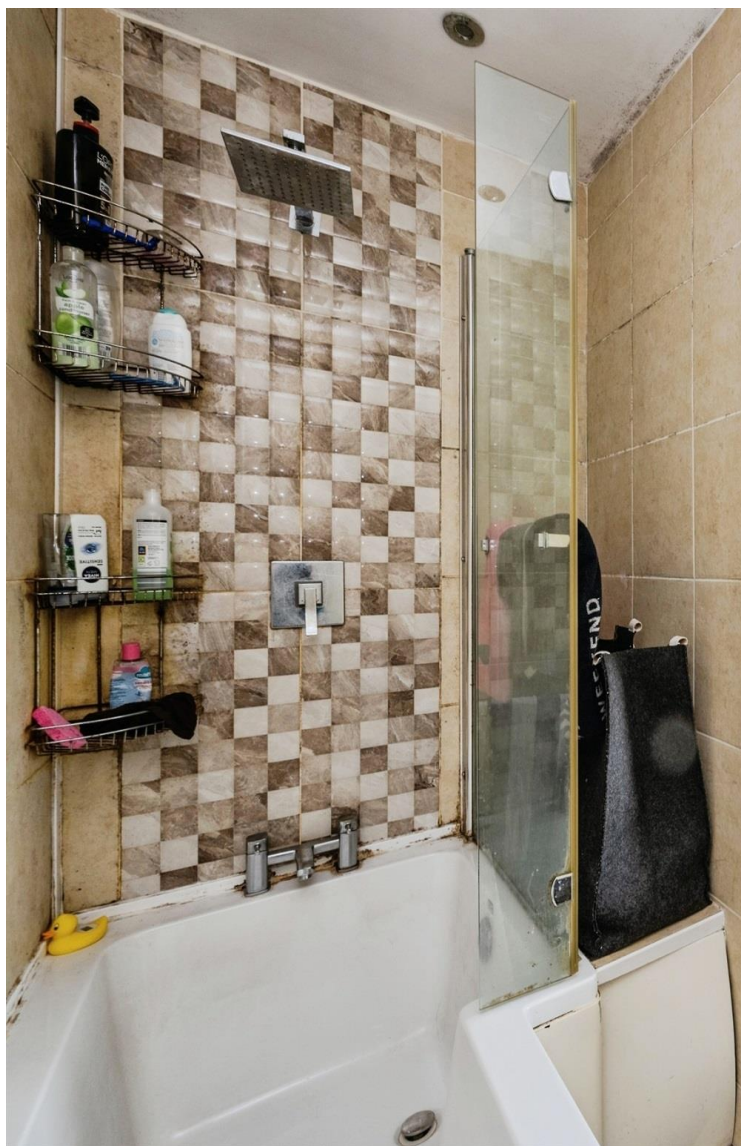
## Shelone Terrace offers in the region of £160,000

- Well Presented
- Ideal First Time Purchase
- Good Size Garden
- Potential for Off Street Parking \*STPP
- Family Home
- EPC Rating: D



 3  1  1





## About the property

The perfect Family Home, First Time Purchase or Buy To Let Investment! With fantastic links to local amenities including a train station, well renowned schools such as Ysgol Tyle'r Ynn and Ysgol Carreg Hir, and Neath Town Centre with high street stores, bars, restaurants and bus routes! Great for commuters with access to the M4 corridor, and !465 onto the A470! The home is approached through a gated forecourt offering great potential for off street parking (\*STPP), side access is available through to an enclosed rear garden laid with tiers of patio and lawn. Internally, the property comprises of an entrance hallway, with stairs to the landing, and a door through to the reception space, split into lounge and diner but functionally used as a living room and fourth bedrooms. The property then flows through to a modern fitted kitchen, ground floor w.c and utility cupboard under the stairs. The first floor houses all three double bedrooms and the family bathroom! Internal viewings are highly recommended to truly appreciate this property!

## Accommodation

### Entrance Hallway

### Cloakroom

### Lounge

12' 8" Max x 10' 7" ( 3.86m Max x 3.23m )

### Dining Room

10' 2" x 9' 1" Max ( 3.10m x 2.77m Max )

### Kitchen

9' 9" Plus Recess x 7' 2" ( 2.97m Plus Recess x 2.18m )



## Landing

## Bathroom

## Bedroom One

12' 2" Max x 10' 6" ( 3.71m Max x 3.20m )

## Front & Rear Gardens

## Bedroom Two

10' 1" x 7' 9" ( 3.07m x 2.36m )

## Agents Note

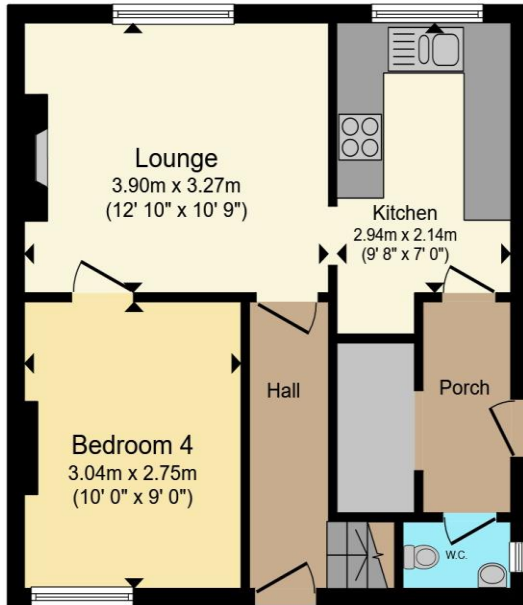
\*Subject To Planning Permissions

## Bedroom Three

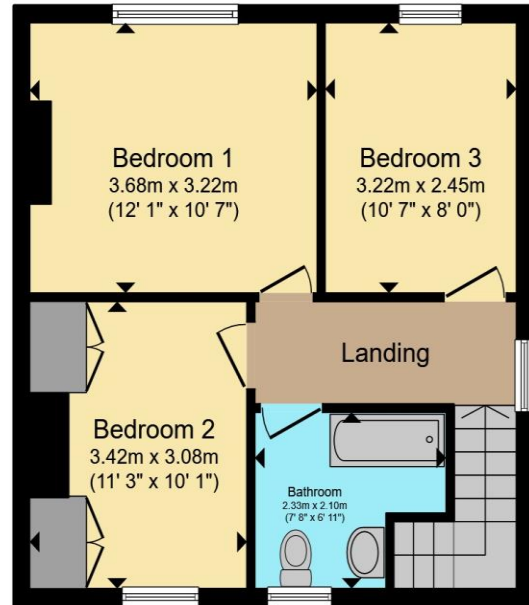
10' 6" x 8' ( 3.20m x 2.44m )



## Floorplan



**Ground Floor**



**First Floor**

Total floor area 84.0 m<sup>2</sup> (904 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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