



## Penrhiwtyn Drive, offers over £280,000

- No On Going Chain
- Exceptional Family Home
- Converted Garage Space
- Sizable Garden & Driveway
- Cul-De-Sac Setting
- Rear Entrance
- New Combi Boiler Fitted November 2024
- Brand new windows fitted throughout
- EPC Rating: C



 4
  2
  2





## About the property

Now available for sale with no ongoing chain! An exceptionally presented, ideal family home or first-time purchase within a sought-after modern development. Boasting excellent links to well renowned schools and local amenities including Neath Town Centre, with high street stores, bars and restaurants, a main line train station, frequently running buses and commuting routes via the A465 / M4 corridor!

The home is approached through a tarmac driveway with chippings and side access is available to an enclosed rear garden with patio tiers, decking and storage. Internally the property comprises of an entrance hallway with doors through to the garage conversion, a room now used as a study space / playroom as well as the open plan / modern fitted kitchen, lounge, diner. There is also a utility room and ground floor w.c. The first floor houses all four bedrooms, the family bathroom and master en-suite shower room.

Internal viewings are highly recommended to truly appreciate this lovely home!







## Reception Room

16' 6" x 9' 1" ( 5.03m x 2.77m )

## Lounge Area

14' Max x 10' 5" Max ( 4.27m Max x 3.17m Max )

## Kitchen Diner

17' 9" x 11' 2" Max ( 5.41m x 3.40m Max )

## Utility Room

5' 1" x 5' 4" ( 1.55m x 1.63m )

## Cloakroom

## Landing

## Bedroom One

10' 5" x 12' 6" Max ( 3.17m x 3.81m Max )

## En-Suite

## Bedroom Two

12' 4" x 9' 5" ( 3.76m x 2.87m )

## Bedroom Three

12' 9" Max x 8' 9" Max ( 3.89m Max x 2.67m Max )

## Bedroom Four

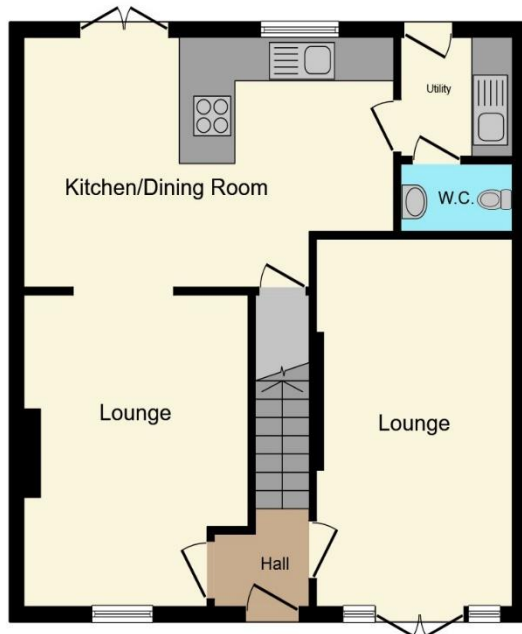
12' 7" x 7' 6" Max ( 3.84m x 2.29m Max )

## Entrance Hallway

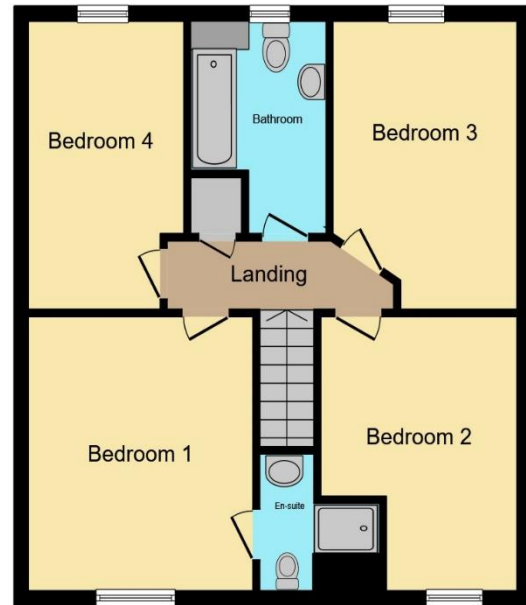
## Bathroom

## Driveway & Rear Garden

## Floorplan



**Ground Floor**



**First Floor**

Total floor area 113.1 m<sup>2</sup> (1,218 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)

## 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.