



Heol Llwynon

£190,000

- Extended Family Home
- Recently Refurbished Throughout
- Modern Fitted Kitchen with Integrated Appliances
- Corner Plot Garden
- Sizable Driveway
- EPC Rating: Awaited



3 1 1



About the property

A fantastic opportunity to purchase this deceptively spacious, corner plot property with no on going chain within Neath! With a recent refurbishment making this humble home the ideal first time purchase or family home! With excellent links to local stores, Waunceirch & Blaenhonddan Primary Schools, Dwr Y Felin Comprehensive and Neath College. Also brilliant for commuters with excellent links to the A465 leading onto the A470 into Cardiff and the M4 corridor. The home is approached through a gated driveway, with adjacent lawn and side access through to a spacious rear garden, laid with paved patio, lawn and featuring a spacious brick shed. Internally, the property comprises of an entrance hallway, with stairs to the landing, and doors through to the ground floor w.c, newly fitted kitchen and open plan lounge diner with patio doors to the rear. The first floor houses all three sizable bedrooms, the presentable family bathroom and access to the loft space. Internal viewings are highly recommended to truly appreciate this lovely home!

Accommodation

Entrance Hall

Cloakroom

Lounge Area

11' 1" max x 10' 7" (3.38m max x 3.23m)

Dining Area

14' 9" max x 11' 1" (4.50m max x 3.38m)

Kitchen

13' 3" max x 11' 7" (4.04m max x 3.53m)



Bedroom One

12' 7" x 10' 4" Plus Recess (3.84m x 3.15m Plus Recess)

Bedroom Two

12' 9" x 11' max (3.89m x 3.35m max)

Bedroom Three

9' 7" max x 7' 2" (2.92m max x 2.18m)



Bathroom

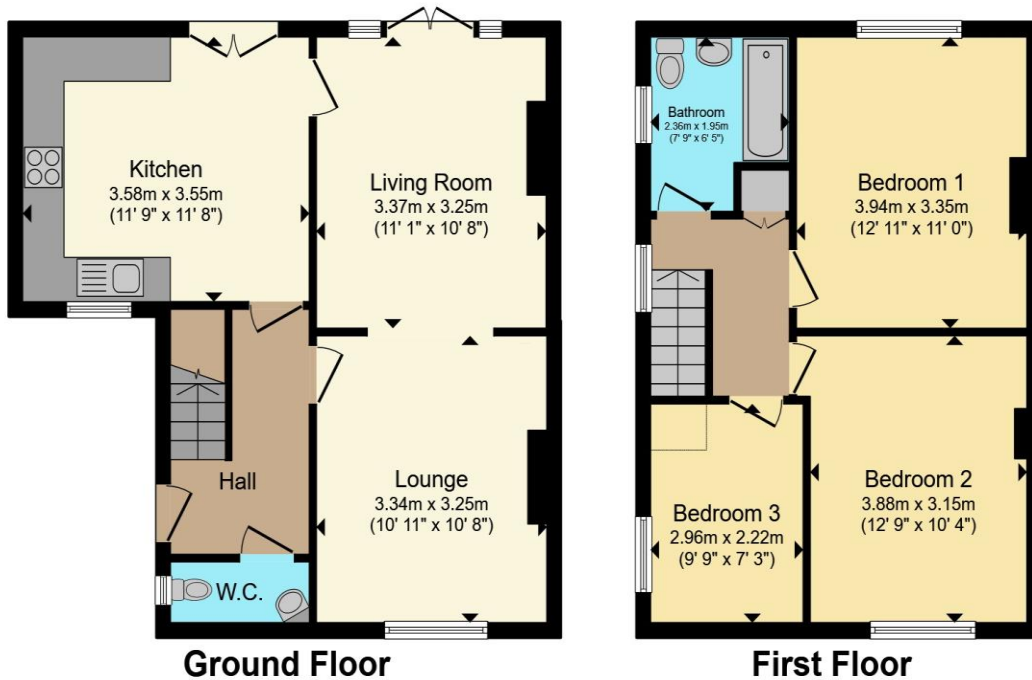
Front & Rear Gardens

Shed

7' x 6' 7" (2.13m x 2.01m)



Floorplan



Total floor area 94.3 m² (1,015 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

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