



## Clos Ysbyty

offers in the region of £155,000

- No On Going Chain
- Driveway for 'Two Cars'
- Enclosed Rear Garden
- Sought After Modern Development
- Ideal first time purchase
- EPC Rating: C



3 1 2





## About the property

The Ideal family home, first time purchase or buy to let investment, nestled into the sought after modern development, Clos Ysbyty in Cimla, Neath! Excellent for attendance to well renowned schools such as Crynallt/Gnoll Primary, Cefn Saeson Community Comprehensive and Neath College! Brilliant for commuters with great links to the M4 corridor, via the A465 and public transport routes with frequently running buses and a main line train station within Neath Town Centre! The home is approached through the a lawned front garden adjacent to the driveway. Side access is available through to an enclosed but spacious rear garden. Internally, the property comprises of an entrance porch, with cloakroom wc, a door leads through to an open plan lounge/dining area with stairs to the landing and access to the fitted kitchen. The first floor houses all three bedrooms, of which two are doubles, and the family bathroom! Internal viewings are highly recommended to truly appreciate this lovely home!

## Accommodation

### Entrance Porch

### Cloakroom

### Lounge Area

15' 7" Max x 11' 7" Plus Recess ( 4.75m Max x 3.53m Plus Recess )

### Dining Area

7' 5" x 9' 2" ( 2.26m x 2.79m )

### Kitchen

9' 1" Max x 6' 7" ( 2.77m Max x 2.01m )



## Landing

### Bedroom One

11' 5" x 8' 5" ( 3.48m x 2.57m )

### Bedroom Two

8' 9" x 8' ( 2.67m x 2.44m )

### Bedroom Three

8' 2" x 5' 8" ( 2.49m x 1.73m )

### Bathroom

### Front & Rear Gardens

### Driveway

## Floorplan



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