



## Mary Street

£120,000

- No On Going Chain
- Perfect First Time Purchase
- Ideal Investment
- Recently Refurbished Throughout
- Modern Fitted Kitchen
- EPC Rating: E



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## About the property

Recently Refurbished throughout, this ideal first time purchase or investment within Neath, now available for sale with no on going chain! Conveniently located for commuters with great links to the bus station, main line train station and M4 corridor via the A465! Local schools include Gnoll Primary, Cefn Saeson Community Comprehensive, Dwr Y Felin and Neath College! Internally, the property comprises of an entrance hallway, with stairs to the landing, and a door through to a spacious lounge diner! The home flows through to a modern fitted kitchen, with integrated appliances, a store cupboard under the stairs and a rear hallway with an exit to the courtyard garden with a shed, flower beds and lawn. The first floor houses both double bedrooms, access to the loft space and the PIV unit as well as the family bathroom consisting of a bath with shower over, wc and hand wash basin. Internal viewings are highly recommended to truly appreciate this lovely home!

## Accommodation

### Entrance Hallway

### Lounge / Diner

21' 9" x 10' 7" Max ( 6.63m x 3.23m Max )

### Kitchen

10' 3" Plus Recess x 7' 6" ( 3.12m Plus Recess x 2.29m )

### Rear Hall

### Landing





### Bedroom One

13' 9" x 10' ( 4.19m x 3.05m )

### Bathroom

### Bedroom Two

11' 4" x 7' 9" ( 3.45m x 2.36m )

### Rear Garden

## Floorplan



Total floor area 82.3 m<sup>2</sup> (886 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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