



## Llansawel

**£140,000**

- Immaculately Presented
- Ideal Family Home or First Time Purchase
- Enclosed Rear Garden
- Sought After Residential Area
- Convenient Links to Public Transport / Commuting Routes
- EPC Rating: Awaited



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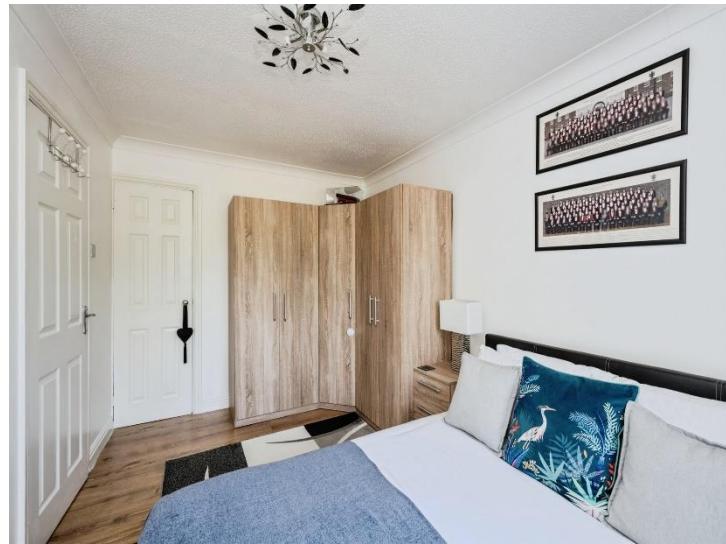
## About the property

A gorgeously refurbished and immaculately presented, ideal first time purchase or family home within Briton Ferry, Neath! Boasting excellent links to commuting routes via bus, train or the M4 corridor. Well renowned local schools include Ysgol Carreg Hir and Ysgol Tyle'r Ynn. Perfectly located for visitors to the Brecon Beacons National Park & Aberavon Sea Front!

The home is approached through a quaint forecourt laid with chippings wrapping a feature paving piece. Internally, the property comprises of an entrance hallway, with stairs to the landing and ample storage space beneath. Doors lead through to a spacious lounge, gorgeous modern fitted kitchen and a ground floor shower room! The first floor houses all three bedrooms, where both doubles contain fitted or built in wardrobes! To the rear is an enclosed garden, laid with paved patio and secured by a gate to the footpath behind!

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





## Accommodation

### Entrance Hall

### Kitchen

13' 3" x 10' 5" plus recess ( 4.04m x 3.17m plus recess )

### Lounge

14' 6" x 10' 6" ( 4.42m x 3.20m )

### Shower Room

### First Floor Landing

### Bedroom One

11' 4" plus window x 9' 6" ( 3.45m plus window x 2.90m )

### Bedroom Two

13' 4" x 8' 6" ( 4.06m x 2.59m )

### Bedroom Three

12' 5" x 5' 7" ( 3.78m x 1.70m )

### Outside

### Front Garden

### Rear Garden

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## Floorplan



Ground Floor



First Floor

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.focalagent.com](http://www.focalagent.com)

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