



Herbert Road, fixed price £160,000

- Beautifully Presented
- Driveway to Front
- Plot to Rear Purchased For Off Street Parking
- Enclosed Rear Garden
- Deceptively Spacious
- EPC Rating: D



 3  1  1



About the property

The perfect Family Home or First Time Purchase is this deceptively spacious property within Neath! Boasting excellent links to local amenities including high street stores, bars and restaurants within Neath Town Centre alongside a bus station & main line train station! Convenient for commuters with great links to the M4 via the A465 as well as natural beauty spots such as Aberavon Seafront, the Brecon Beacons National Park and Cycling routes through Afan Valley. Internally, the property comprises of an entrance porch leading into a sizable lounge / dining room with double doors to the garden and stairs to the landing. A door leads into a gorgeously modern fitted kitchen, out to a 'lean-to' external space, ideal for utilities or sheltered garden parties. There is a courtyard providing side access and a lovingly laid rear garden comprising of flower beds and lawn, with a gate leading to the 'separate plot' used for parking! The first floor houses all three double bedrooms alongside a bespoke family bathroom suite. Internal viewings are highly recommended to truly appreciate this generous and ideal family home!





Accommodation

Entrance Porch

Lounge / Diner

22' 1" Max x 15' 8" Plus Recess (6.73m Max x 4.78m Plus Rec

Kitchen

12' 7" x 7' 9" (3.84m x 2.36m)

Lean-To Utility Space

Landing

Bedroom One

15' 7" Plus Recess x 10' 3" (4.75m Plus Recess x 3.12m)

Bedroom Two

11' 5" Plus Recess x 9' 8" Plus Recess (3.48m Plus Recess x 2.9
Plus Recess)

Bedroom Three

12' x 11' 9" (3.66m x 3.58m)

Bathroom

Rear Garden

Floorplan



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