

Trevallen Avenue,

£140,000

- No On-going Chain!
- Sought After Location!
- Garage
- Off Road Parking
- Two Reception Rooms
- EPC Rating: E
- Council Tax Band: C



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About the property

For sale, in the sought after location in Cimla, this three bedrooms semi-detached home with no-ongoing chain is a perfect buy for first-time buyers, investors or home movers looking to add their own stamp. Ideally located for commuters with great links to the M4 corridor via village routes through to Port Talbot or the A465! Fantastic for attendance to Gnoll/Crynallt primary schools and Cefn Saeson Comprehensive. Neath Town Centre is nearby with high street stores, bars, restaurants and a nearby train station!

The home is approached via a lawned front garden and a driveway with ample parking. Internally, the accommodation comprises a porch leading into the entrance hallway with stairs leading to the hallway and access to a kitchen and two reception rooms, offering flexible living space for modern family living.

To the first floor there are three good sized bedrooms and a family bathroom.

To the rear, the property benefits from a garage and a lawned garden, backing onto woodland which provides a pleasant outlook and an added sense of privacy.

Early viewings are recommended to see what this home has to offer!





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Accommodation

Entrance Hallway

Reception Room One

Recpetion Room Two!

Kitchen

Landing

Bedroom One

Bedroom Two

Family Bathroom

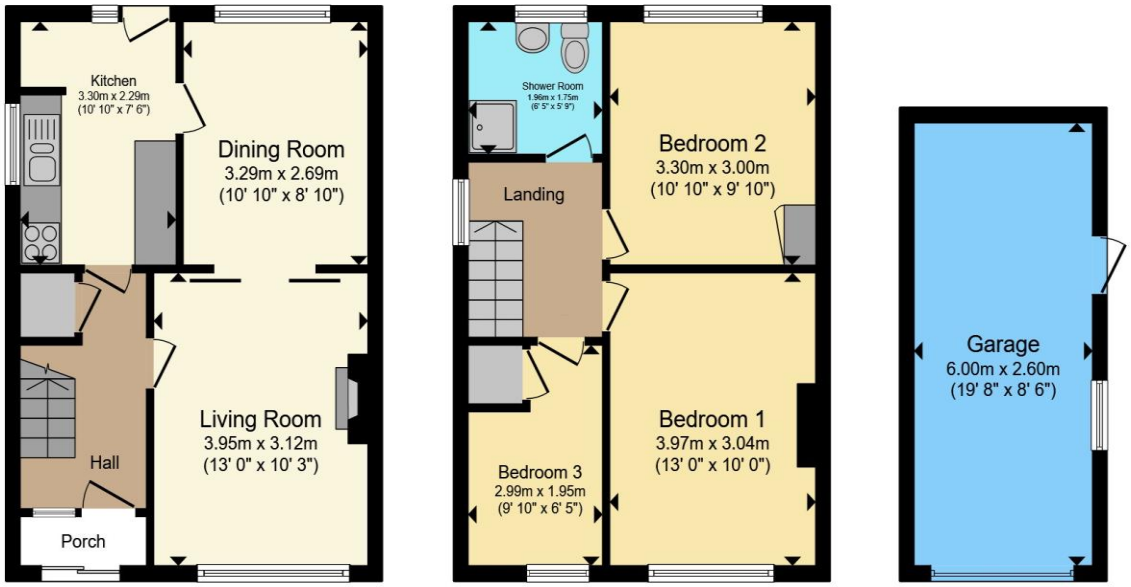
Bedroom Three

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan



Total floor area 88.7 m² (955 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

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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