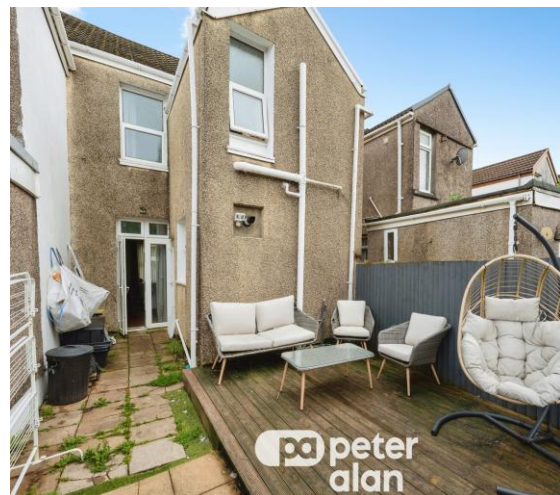




## Whittington Street, £115,000

- Two Double Bedrooms!
- Private Rear Garden!
- Close to Local Amenities
- Modern Fitted Bathroom!
- EPC Rating: C



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## About the property

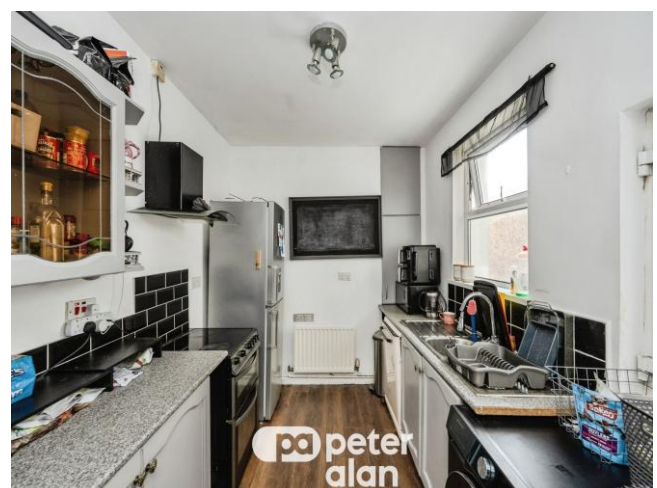
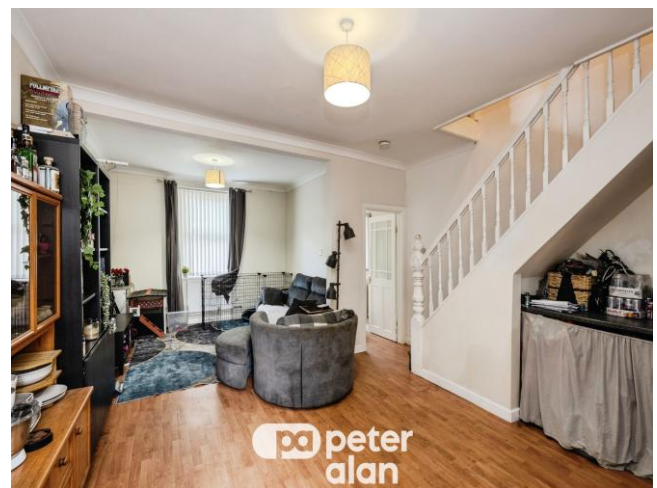
A well presented two bedroom home within a mile of Neath Town Centre is now on the for sale, an ideal first time purchase or buy to let investment! Boasting excellent links to amenities, such as high street stores, bars, restaurants, a main line train station and frequently running buses. Perfect for attendance to Melyn Primary, Dwr Y Felin Comprehensive and Neath College! Suitable for commuters with great access to the M4 corridor or A470 to Cardiff from the A465!

Internally, the home is approached through an entrance hallway, with stairs leading to the landing, through to a light and spacious lounge/diner with patio doors leading to the garden and a door through to a fitted kitchen with ample storage.

To the first floor the property comprises a modern family bathroom with a free standing bath and shower, and a two sizeable double bedrooms.

To the rear is an enclosed and private rear garden with decking and patio space, perfect for entertaining.

Internal viewings are highly recommended to appreciate this spacious home!





## Accommodation

### Lounge

23' 4" x 14' 7" ( 7.11m x 4.45m )

### Kitchen

10' 9" x 8' ( 3.28m x 2.44m )

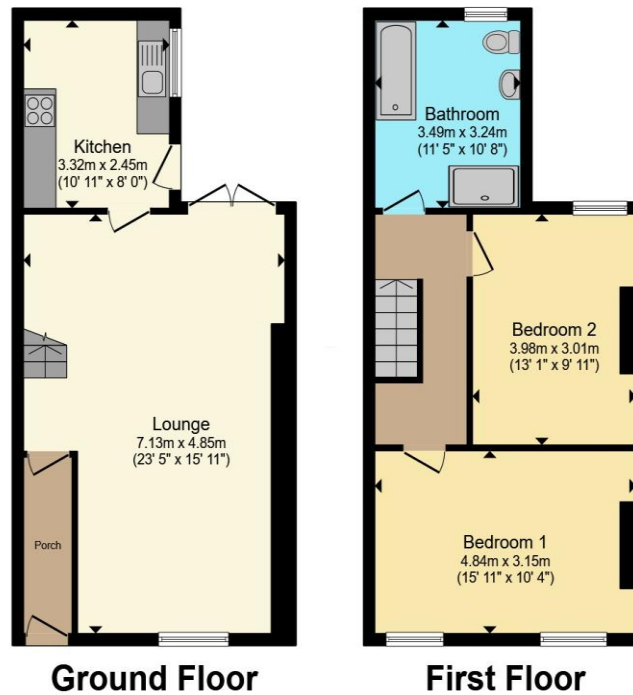
### Bedroom One

14' 7" x 10' 4" ( 4.45m x 3.15m )

### Bedroom Two

12' 10" x 8' 7" ( 3.91m x 2.62m )

## Floorplan



Total floor area 88.0 m<sup>2</sup> (948 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)



## 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 fittings 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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