



## Cromwell Avenue

**£210,000**

- Renovation Project
- Ideal Family Home
- Spacious Gardens
- Potential To Create Off Road Parking  
\*subject to planning permissions\*
- Original Features
- EPC Rating: D



4 1 2



## About the property

An attractive bay fronted family home for sale. Offering a **HUGE** amount of potential plus opportunity to add a spacious driveway to the front subject to the relevant planning permissions. Situated in the sought after Rhyddings, Neath, with popular schools, shops, restaurants and public transport links all within close proximity and just a short drive to Neath Town Centre with all it's amenities and the M4 corridor, making it an ideal location for commuters. The property's approached via a gated, large front garden with side access to the rear garden which offers ample space for families. Internally the property comprises of an entrance hall, a cloakroom with a w.c, an extended kitchen and two reception rooms with original fireplaces, bay windows and one with original parquet flooring to the ground floor. The first floor features a landing leading through to a family bathroom and all three bedrooms, one of which boasts bay windows with beautiful views and one with built in wardrobes. Internal viewings come highly recommended.

## Accommodation

### Entrance Hall

### Cloakroom

W.C and wash hand basin

### Lounge

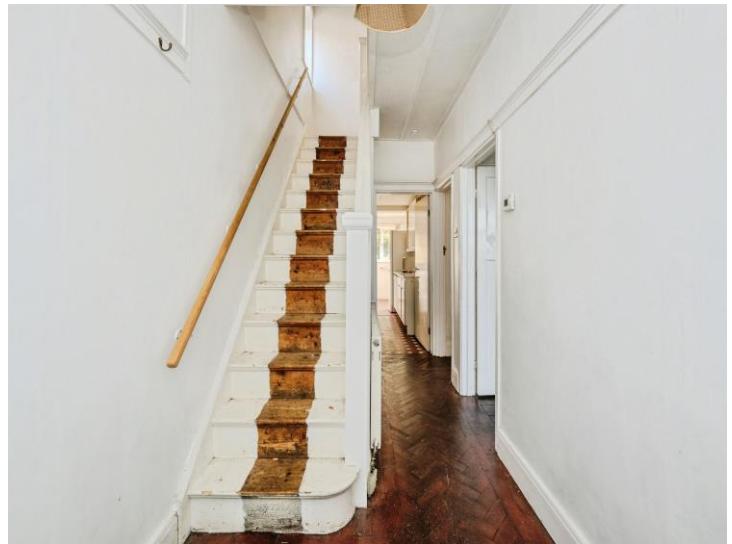
11' 1" min x 11' 4" max ( 3.38m min x 3.45m max )

### Dining Room

12' 9" max x 11' 5" max ( 3.89m max x 3.48m max )

### Kitchen

17' 3" max x 12' 4" max ( 5.26m max x 3.76m max )



**Landing**

**Bedroom One**

14' 7" max x 10' 1" min ( 4.45m max x 3.07m min )

**Bedroom Two**

12' 3" x 10' 8" min ( 3.73m x 3.25m min )

**Bedroom Three**

9' 3" max x 6' 5" max ( 2.82m max x 1.96m max )

**Bathroom**

**Front Garden**

**Rear Garden**

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## Floorplan



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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