



London Road, £220,000

- No Ongoing Chain
- Beautifully Presented Throughout
- Living Space over Four Floors
- The Perfect Family Home
- Garage to Rear
- EPC Rating: D
- EPC Rating: D



 4  3  2



01639 635115
neath@peteralan.co.uk



About the property

An ideal first-time purchase or family home, offered for sale with no ongoing chain in Neath. The property enjoys excellent links to local amenities, including high street stores, bars, and restaurants, as well as easy access to the M4 corridor via the A465 and frequent public transport, including buses and the main line train station. It is also well-positioned for the Gnoll & Castell Nedd Primary Schools, Cefn Saeson Comprehensive, and Neath College. Approached via a front garden laid with lawn, the property also offers access to a garage at the rear, with an enclosed low-maintenance yard. Internally, the property comprises an entrance hallway with stairs to the landing and down to the basement, and doors leading to two sitting rooms, a modern fitted kitchen, and a dining room.

The first-floor houses three double bedrooms, including a master with an en-suite shower room, and a family bathroom. The second floor provides a good-sized loft bedroom, offering additional versatile space. Internal viewings are highly recommended to fully appreciate this lovely home.





Accommodation

Entrance Hallway

Lounge

14' 1" Max x 13' 4" Max (4.29m Max x 4.06m Max)

2nd Lounge

13' 6" x 10' 6" Max (4.11m x 3.20m Max)

Kitchen

17' 6" x 8' 4" (5.33m x 2.54m)

Dining Room

10' 9" x 8' 4" (3.28m x 2.54m)

Basement

16' x 10' (4.88m x 3.05m)

Landing

Bedroom One

16' 6" x 12' 4" (5.03m x 3.76m)

Bedroom Two

15' 9" x 11' 1" Max (4.80m x 3.38m Max)

Bedroom Three

9' 9" Max x 14' 9" (2.97m Max x 4.50m)

Bedroom Four

16' 7" x 5' 7" (5.05m x 1.70m)

Bathroom

Second Floor Landing

Front & Rear Gardens

Garage

Floorplan



Total floor area 173.0 m² (1,862 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 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.