



## Wenallt Road, £185,000

- Gorgeous Views
- Three Double Bedrooms
- Modern Kitchen & Shower Room
- Sizable Grounds
- Deceptively Spacious
- EPC Rating: D



 3  1  2





## About the property

The perfect first-time purchase or family home! Deceptively spacious and lovingly maintained throughout! With gorgeous views over the Neath Valley to the front and sizable, tiered grounds consisting of lawns, mature shrubbery and hedge lines. Offering fantastic links to the M4 corridor via the A465 and convenient access to Neath Town Centre with shops, bars, restaurants and the main line train station!

Internally, the property comprises of an entrance hallway, with stairs to the landing, and leads into the dining room. To the right is a double aspect living room, best for appreciating the views, and to the left is the fitted kitchen with a built-in breakfast bar. The first floor houses all three double bedrooms, a modern fitted shower room and access to the loft space.

With Potential for a garage from the parking space at the rear and an under-croft storage space below the home accessed from the front garden!

Internal viewings are highly recommended to truly appreciate this lovely home!







## Accommodation

### Entrance Hall

### Lounge

17' 6" to recess x 9' 8" ( 5.33m to recess x 2.95m )

### Dining Room

10' 9" x 7' 2" ( 3.28m x 2.18m )

### Kitchen

11' 4" x 9' 9" ( 3.45m x 2.97m )

### First Floor Landing

### Bedroom One

11' 4" x 10' ( 3.45m x 3.05m )

### Bedroom Two

13' 7" max x 9' 3" max ( 4.14m max x 2.82m max )

### Bedroom Three

11' 6" max x 9' 1" ( 3.51m max x 2.77m )

### Bathroom

### Outside

### Front Garden

Mature shrubbery and hedge, pedestrian side access.

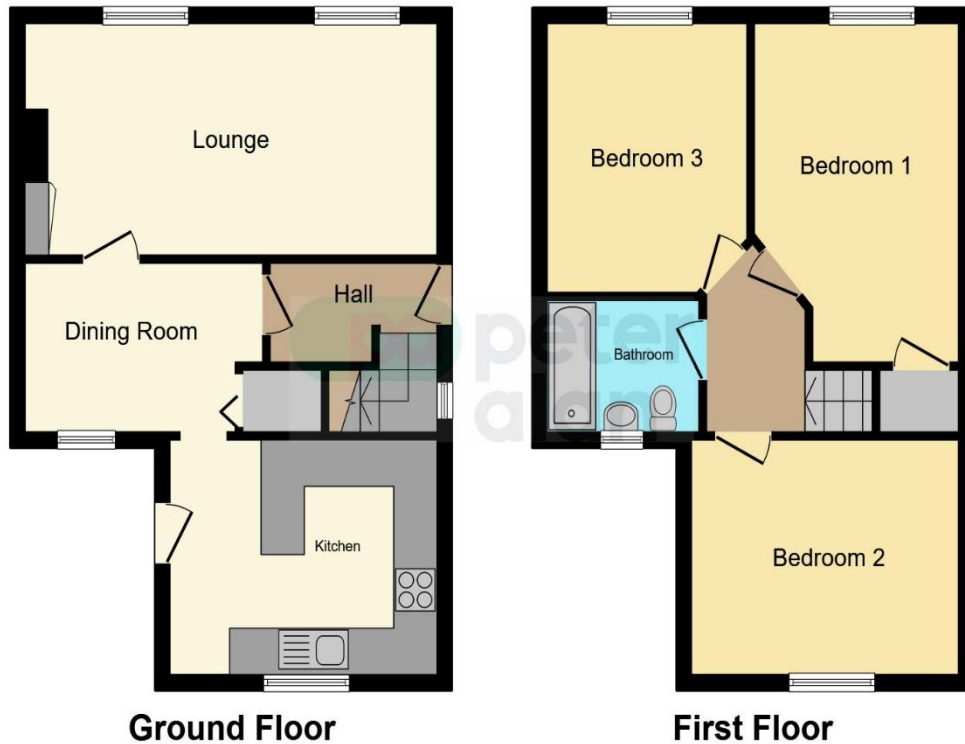
### Rear Garden

Tiers of lawn, footpath, steps to road.

### Outbuildings

Large shed, old garage.

## 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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