



## Wallace Road, £110,000

- Ideal First Time Buy
- Buy To Let
- Popular Location
- Enclosed Rear Garden
- EPC Rating: C



2 2 1



## About the property

A well presented two bedroom end of terraced property for sale in Neath. Perfect first time buy or buy to let opportunity situated in a popular location, within close proximity to local schools, shops and public transport links, including the M4 corridor.

Internally the property comprises of an entrance hall, a lounge, kitchen and bathroom to the ground floor. The First floor features two spacious bedrooms, the master benefiting from an en suite W.C and wash hand basin.

Externally there is a fore-court with side access and an enclosed rear garden with ample space to add your own touch.

## Accommodation

Internal viewings come highly recommended.

### Entrance Hallway

### Lounge

11' 4" Max x 12' 4" Max ( 3.45m Max x 3.76m Max )

### Kitchen

15' 2" x 6' 2" ( 4.62m x 1.88m )

### Rear Hall

### Shower Room

### Landing



### **Bedroom One**

12' 4" Plus Wardrobe x 9' 2" ( 3.76m Plus Wardrobe x 2.79m )

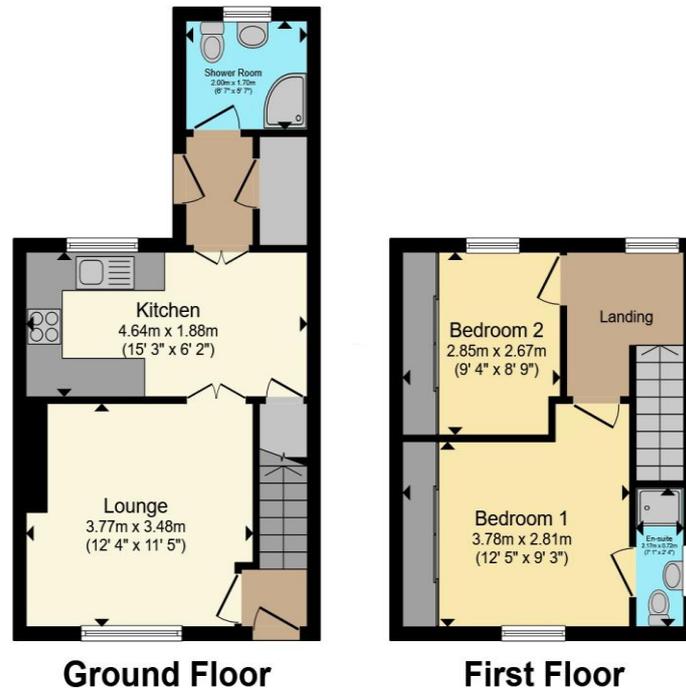
### **En-Suite**

### **Bedroom Two**

9' 4" Plus Wardrobe x 8' 8" Max ( 2.84m Plus Wardrobe x 2.64m Max )

### **Rear Garden**

## Floorplan



Total floor area 61.8 m<sup>2</sup> (665 sq.ft.) approx

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