



## Lewis Road, £325,000

- Sizable Double Garage / Workshop
- Deceptively Spacious, Larger Than Average Home
- Generous Rear Garden and Forecourt
- Multiple Reception Spaces and Bathrooms
- The Perfect Family Home
- EPC Rating: D



 6  2  2



## About the property

Oozing with Character, traditional features and potential! This perfect family home is now available for purchase within Lewis Road, Neath! Boasting convenient links to commuting routes via public transport, the M4 corridor and A465! Excellent for attendance to well renowned schools such as Gnoll Primary, Cefn Saeson Comprehensive, Neath College and St Joseph's Catholic Schools.

The home is approached through a 'chipping-laid' forecourt, with side access available through to the enclosed rear garden consisting of paved patio, steps to a spacious lawn and leading to back door of the detached double garage! An entrance hallway to the ground floor leads to a modern fitted kitchen, with separate utility room and shower room as well as three reception rooms including a bay fronted lounge, middle 'snug' room and conservatory dining space.

The first floor houses the family bathroom and four of the property's bedrooms, of which three are doubles and the final has a patio door leading out to a raised deck in the garden. Lastly, two more bedrooms are found to the second floor, perfect for home offices, walk in wardrobes or storage space too!

Internal viewings are highly recommended to truly appreciate the size and potential this home has to offer!





## Accommodation

### Entrance Hall

### Lounge

12' 3" Plus Recess x 14' 7" into bay ( 3.73m Plus Recess x 4.45m into bay )

### Dining Room

13' 9" x 7' 7" ( 4.19m x 2.31m )

### Snug

11' 9" x 11' 9" max ( 3.58m x 3.58m max )

### Kitchen

10' 5" x 15' 7" max ( 3.17m x 4.75m max )

### Utility Room

10' 5" x 7' 1" ( 3.17m x 2.16m )

### Shower Room

### Landing

### Bedroom One

16' 7" Max x 11' 5" ( 5.05m Max x 3.48m )

### Bedroom Two

11' 9" x 10' 5" Plus Recess ( 3.58m x 3.17m Plus Recess )

### Bedroom Three

10' 7" max x 7' 5" ( 3.23m max x 2.26m )

### Bedroom Four

11' x 7' 2" ( 3.35m x 2.18m )

### Bathroom

### Second Floor Landing

### Bedroom Five

14' 1" max x 9' 3" max ( 4.29m max x 2.82m max )

### Bedroom Six

9' 1" x 7' ( 2.77m x 2.13m )

### Front & Rear Garden

### Double Garage

25' 7" max x 25' 7" max ( 7.80m max x 7.80m max )

## 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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