



Hawthorn Avenue, £375,000

- Sizable Family Home
- Beautifully Presented Throughout
- Driveway and Garage
- Gorgeously Maintained Gardens
- Sought After Location
- EPC Rating: D



 4  1  2



About the property

The Perfect Family Home! Boasting multiple reception areas, four double bedrooms and gorgeous gardens! The home is nestled into an attractive residential area known as Cimla Crescent, with excellent links to local shops, well renowned schools from Nursery to Comprehensive and Neath Town Centre with high street stores, a main line train station and frequently running buses. Also well positioned for commuters with excellent links to the M4 corridor and A465!

The home is approached through a flower garden with a considerable paved driveway and access to the garage. A gate leads through to the rear garden, which can also be accessed through several rooms on the ground floor. Mainly laid with lawn on a shallow tiered gradient, with spaces of patio and vegetable patches!

Internally, the property comprises of an entrance hallway, with stairs to the landing (currently fitted with a stair lift that our seller has suggested can be removed prior to completion) and doors leading through to a gorgeous open plan, lounge / diner with a bay window to front and 'sunroom' sitting area to the rear. The kitchen is modern fitted with integrated appliances, a breakfast, separate 'snug' area and leads into a utility room and ground floor w.c. The first floor houses all four double bedrooms, an extra w.c / hand wash basin on the landing and the family bathroom comprising of a four-piece suite! Internal viewings are highly recommended to truly appreciate this home!





Accommodation

Entrance Hall

Lounge Area

11' 2" + Bay Window x 12' 7" Max (3.40m + Bay Window x 3.84m Max)

Dining Area

12' 1" x 11' 2" (3.68m x 3.40m)

Sun Room

10' 3" x 9' 4" (3.12m x 2.84m)

Snug

16' 6" x 9' 7" (5.03m x 2.92m)

Kitchen

16' 4" x 7' 8" Plus Recess (4.98m x 2.34m Plus Recess)

Utility Room

8' 1" x 5' 5" (2.46m x 1.65m)

Cloakroom

First Floor Landing

Bedroom One 13' 8" Into Bay Window x 11' 9" Max (4.17m Into Bay Window x 3.58m Max)

Bedroom Two

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

Bedroom Three

12' 2" x 8' 7" Min (3.71m x 2.62m Min)

Bedroom Four

9' 2" Max x 9' Max (2.79m Max x 2.74m Max)

Bathroom

Front & Rear Gardens

Garage & Driveway

16' 5" max x 11' 8" max (5.00m max x 3.56m 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

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