



## Mary Street, offers over £100,000

- Perfect First Time Purchase
- Town Centre Location
- Three Double Bedrooms
- Lovingly Maintained Rear Garden
- Opportunity for Buy To Let Investment
- EPC Rating: Awaited





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## About the property

Beautifully Maintained and Deceptively Spacious, This Perfect Family Home, First Time Purchase or Potential Buy To Let is now available for sale within Neath Town Centre! Boasting excellent links to local schools such as Melyn Primary, Dwr Y Felin / Cefn Saeson Comprehensive Schools and Neath College. Convenient for commuters needing access to a main line train station which is less than half a mile by foot as well as the bus station, A465 and M4 corridor!

Internally, the property comprises of an entrance hallway, with stairs to the landing, and doors through to a sizable lounge diner, fitted kitchen and bathroom suite. The first floor houses all three double bedrooms and access to the loft space. Internal viewings are highly recommended to truly appreciate this lovely home!

## Accommodation

### Entrance Hallway

### Lounge Diner

21' 8" Max x 11' Max ( 6.60m Max x 3.35m Max )

### Kitchen

14' 8" x 9' 7" ( 4.47m x 2.92m )

### Bathroom

### Landing



### **Bedroom One**

15' 2" x 10' 2" ( 4.62m x 3.10m )

### **Bedroom Two**

11' 6" x 8' 1" Plus Recess ( 3.51m x 2.46m Plus Recess )

### **Bedroom Three**

10' 5" x 8' ( 3.17m x 2.44m )

### **Rear Garden**

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## Floorplan



Ground Floor

First Floor

Total floor area 91.9 m<sup>2</sup> (989 sq.ft.) approx

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## Important Information

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