

# FOR SALE

## HOUSE - END TERRACE

**112 Ivy Avenue,  
Neath, SA11 3EA**



### OFFERS IN THE REGION OF

**£149,950**



Set within a well regarded residential setting, this vacant, end terrace home offers a thoughtful balance of flexible living space, a generous garden and a garden room that adds a valuable extra dimension to everyday life.

The ground floor is arranged to provide versatility and ease. A through lounge and dining area creates a comfortable setting for both day to day living and more sociable occasions, while the sunroom/snug, offers a place to unwind that looks out onto the garden. A downstairs cloakroom adds further practicality, enhancing the overall functionality of the home.

Upstairs, the accommodation continues with well proportioned bedrooms that offer flexibility for family life, home working or guest space, alongside a family bathroom. Each room has been considered to ensure a sense of comfort and usability without compromise.

Outside, the garden provides a good sense of space and opportunity, whether for entertaining, gardening or simply enjoying time outdoors. The

- FLEXIBLE END TERRACE HOME WITH WELL BALANCED LIVING SPACES AND A VERSATILE GARDEN ROOM
- THROUGH LOUNGE AND DINING AREA DESIGNED FOR BOTH COMFORTABLE LIVING AND SOCIAL OCCASIONS
- PRACTICAL DOWNSTAIRS CLOAKROOM ADDING CONVENIENCE TO THE GROUND FLOOR LAYOUT
- GENEROUS GARDEN PROVIDING SPACE FOR ENTERTAINING, RELAXATION AND EVERYDAY ENJOYMENT
- A LIGHT FILLED SUNROOM OR SNUG OVERLOOKING THE GARDEN
- WELL PROPORTIONED BEDROOMS OFFERING FLEXIBILITY FOR FAMILY LIFE, GUESTS OR HOME WORKING

