



Pale Road, £240,000

- Ideal Family Home
- Sought After, Convenient Location
- Beautifully Presented Throughout
- Modern, Open Plan Layout
- Enclosed Rear Garden
- EPC Rating: D
- Council Tax Band: C



 3  1  1

 **peter
alan**

01639 635115
neath@peteralan.co.uk



About the property

The Perfect Family Home! Now available for sale in the heart of Skewen boasting excellent links to local amenities including Well Renowned Schools such as Coedffranc Primary, Dwr Y Felin Comprehensive and Neath College, High Street stores along New Road, Skewen, Neath Town Centre with a main line train station and frequently running buses. Excellent for commuters onto the A465 linking to the M4 corridor and A470!

The home is approached through a forecourt with side access available through to an enclosed rear garden, mainly lawn laid with a sizable patio area, sheds and outdoor w.c. Internally, the property comprises of an entrance hallway, with stairs to the landing, and doors through to the lounge and dining areas. A lowered brick walls separates a quaint study/play area space before flowing into a modern fitted kitchen. The first-floor houses access to the loft space, three ample bedrooms and the family bathroom comprising of a bath with shower over, w.c and hand wash basin.

Internal viewings are highly recommended to truly appreciate this lovely home!





Accommodation

Entrance Porch & Hallway

Lounge Area

12' 8" Plus Bay Window x 10' 9" Plus Recess (3.86m Plus Bay Window x 3.28m Plus Recess)

Dining Area

17' 2" Max x 12' 8" Max (5.23m Max x 3.86m Max)

Kitchen Area

13' 1" x 9' 8" (3.99m x 2.95m)

Landing

Bedroom One

15' Max x 10' 7" (4.57m Max x 3.23m)

Bedroom Two

10' 8" x 12' 9" Max (3.25m x 3.89m Max)

Bedroom Three

7' 8" x 6' 2" (2.34m x 1.88m)

Bathroom

Front & Rear Gardens

Floorplan



Total floor area 98.4 m² (1,059 sq.ft.) approx

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.propertybox.io



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

