



**pa peter
alan**

May Drew Way

£260,000

- Lovingly Maintained
- Sizable Rear Garden
- Sought After Modern Development
- Ideal Family Home
- Driveway, Garage and EV Charging
- EPC Rating: C



**pa peter
alan**

 4  2  1

**pa peter
alan**

01639 635115
neath@peteralan.co.uk



pa peter
alan

About the property

Deceptively Spacious, Lovingly Maintained and Well Presented! This desirable family home is now available for sale nestled into a sought after modern development! Boasting excellent links to well renowned schools including Bae Baglan Super School, Tyle'r Ynn and Carreg Hir! Also well situated for commuters with access onto the M4 corridor and A465 as well as transport routes such as bus routes and a main line train station within Neath Town Centre. The home is approached via a front garden with adjacent driveway leading toward a garage with an Electric Vehicle Charging point to the side of the house. Side access is available to an enclosed garden which is split into a functional and social lawn with patio and shed, a gate then leads onto a wild flower / mature tree patch. Internally, the property comprises of an entrance hallway, with a spiralling stair case through the first floor landing to the second. Doors lead through to a cloakroom, lounge with patio doors, fitted kitchen diner and further utility room. The Master, En-suite and Second bedroom are along the first floor with the family bathroom and a further two double bedrooms and storage are on the second floor. Internal viewings are highly recommended to truly appreciate this lovely home!

Accommodation

Entrance Hall

Cloakroom

Lounge

16' 6" x 10' 2" (5.03m x 3.10m)

Kitchen/Diner

16' 6" x 9' 8" (5.03m x 2.95m)

Utility Room

6' 6" x 4' 4" (1.98m x 1.32m)



First Floor Landing

Bedroom One

16' 6" Max x 10' 2" (5.03m Max x 3.10m)

En Suite

Bedroom Two

10' 7" x 9' 9" (3.23m x 2.97m)

Bathroom

Second Floor Landing

Bedroom Three

13' 6" Max x 10' 3" Plus recess (4.11m Max x 3.12m Plus recess)

Bedroom Four

13' 7" Max x 10' Plus recess (4.14m Max x 3.05m Plus recess)

Front & Rear Gardens

Garage + Driveway

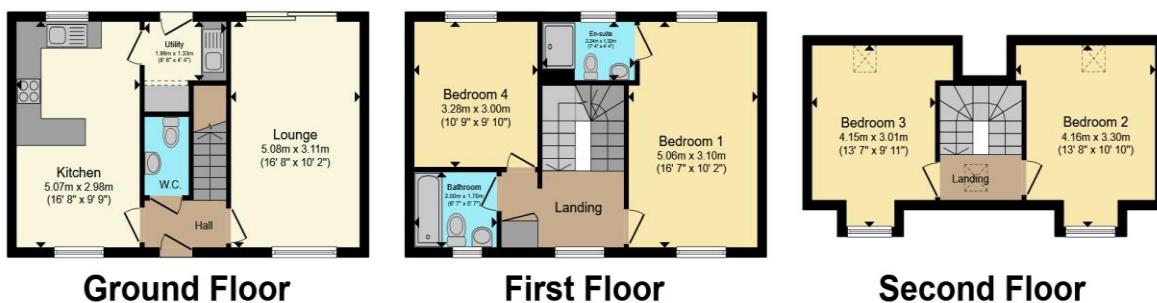
17' x 8' 9" (5.18m x 2.67m)

01639 635115

neath@peteralan.co.uk

pa peter
alan

Floorplan



Total floor area 112.8 m² (1,214 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

pa peter
alan

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

The Property
Ombudsman

naea | propertymark
PROTECTED