



## New Henry Street

£100,000

- Ideal First Time Buy
- Well Loved Family Home
- Sizable Rear Garden
- No On Going Chain
- Deceptively Spacious
- EPC Rating: Awaited



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## About the property

Now available for sale with no on going chain is this well loved family home offering a perfect First Time Purchase or Buy To Let investment within Neath Town Centre. Fantastic for those using public transport with great links to a main line train station and frequently running buses as well as the A465 and M4 corridor. Local schools include Melyn & Gnoll Primary, Dwr Y Felin Comprehensive and Neath College! Internally, the property comprises of an entrance porch and hallway, with stairs to the landing and doors through to a front lounge, rear sitting room, fitted kitchen diner and ground floor wetroom. The first floor houses both double bedrooms, access to the loft space and the family bathroom consisting of a bath, shower, w.c and hand wash basin.

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

## Accommodation

### Entrance Porch & Hallway

### Lounge

12' 2" x 9' 8" ( 3.71m x 2.95m )

### Sitting Room

11' 4" x 11' 4" max ( 3.45m x 3.45m max )

### Kitchen / Diner

18' 2" x 10' 1" max ( 5.54m x 3.07m max )

### Wet Room



**Landing**

**Rear Garden**

**Bedroom One**

14' 5" Plus Recess x 9' 7" ( 4.39m Plus Recess x 2.92m )

**Shed**

10' x 7' 9" ( 3.05m x 2.36m )

**Bedroom Two**

11' 3" x 9' 9" Plus Recess ( 3.43m x 2.97m Plus Recess )

**Bathroom**

## Floorplan



Total floor area 96.3 m<sup>2</sup> (1,037 sq.ft.) approx

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