



## Old Road, NEATH

**offers over £140,000**

- Ideal Family Home Or First Time Purchase!
- Convenient Location
- Front & Rear Garden Space
- Modern Kitchen
- EPC Rating: D



3 1 1



## About the property

The perfect first time purchase, family home or buy-to-let investment! Lovingly maintained and deceptively spacious, boasting great access to amenities! With fantastic links into Neath Town Centre where you can find a mainline train station, frequently running buses into Neighbouring cities alongside well renowned local schools including Gnoll Primary, Dwr Y Felin and Cefn Saeson Community Comprehensive schools.

The home is approached via a lawned front garden with an enclosed tiered garden to the rear, mainly laid to patio, offering a huge amount of potential! Internally the property comprises of an entrance porch and hallway leading through to a large open plan lounge diner and a spacious modern kitchen with two sets of upvc double doors and a breakfast bar to the ground floor. The first floor features a landing leading through to three bedrooms and a family bathroom.

Internal viewings highly recommended.

## 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.

## Accommodation

### Entrance Hall

### Entrance Porch

### Lounge/Diner

25' 2" x 12' 6" Max ( 7.67m x 3.81m Max )

### Kitchen

18' 6" Max x 11' 9" ( 5.64m Max x 3.58m )

### Landing

### Bedroom One

14' 9" x 10' 9" Max ( 4.50m x 3.28m Max )

### Bedroom Two

12' 4" Max x 9' Max ( 3.76m Max x 2.74m Max )

### Bedroom Three

6' 5" x 6' 5" ( 1.96m x 1.96m )

### Bathroom

### Front Garden

### Rear Garden

### Outbuildings

18' 2" x 13' 4" ( 5.54m x 4.06m )