



Ivy Avenue, offers in the region of £140,000

- No Ongoing Chain
- Driveway with off-road parking
- Downstairs W.C.
- Popular residential location on Ivy Avenue
- EPC Rating: Awaited



 2  1  1



About the property

Offered for sale with no ongoing chain, this well-presented two-bedroom semi-detached home on Ivy Avenue is an excellent opportunity for first-time buyers, downsizers, or investors alike. Boasting beautiful views over Neath Town and fantastic links to local public transport by bus or train, as well as well renowned local schools such as Gnoll Primary and Cefn Saeson Community Comprehensive.

The property is approached via a low-maintenance front garden and benefits from a driveway providing off-road parking. Upon entering, a welcoming entrance hallway gives access to the first-floor accommodation and leads through to a spacious lounge/dining room, creating the perfect setting for both relaxing and entertaining.

To the rear of the property is a fitted kitchen offering ample storage and worktop space, which in turn leads to a bright conservatory. The conservatory provides additional living space and benefits from a convenient downstairs W.C.

To the first floor, the property offers two generous double bedrooms and a modern fitted bathroom complete with a walk-in shower.

Externally, the enclosed rear garden has been designed for ease of maintenance, featuring a decking area



Accommodation

Entrance Hallway

Living/Diner Room

Kitchen

Conservatory

Downstairs w.c

Bedroom One

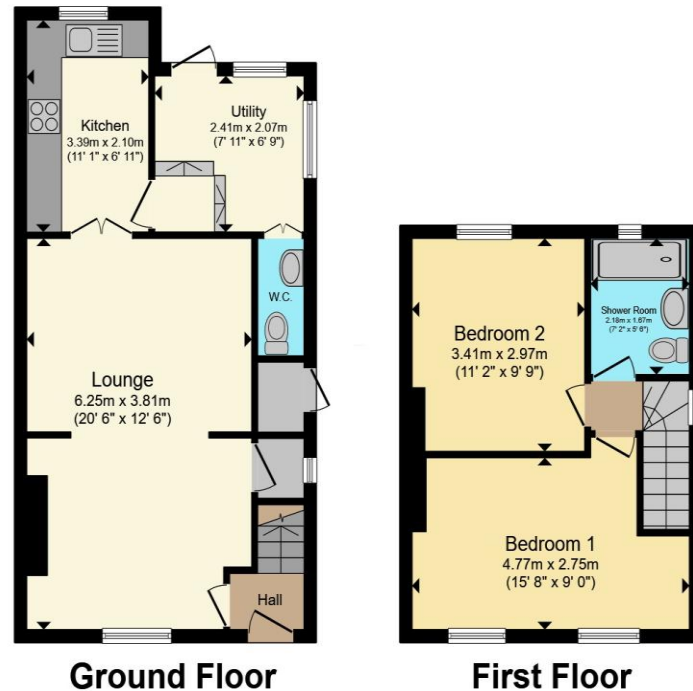
Bedroom Two

Family Bathroom

01639 635115

neath@peteralan.co.uk

Floorplan



Total floor area 74.0 m² (796 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

