



## Roman Road offers over £110,000

- Semi-Rural Village
- Garage
- Enclosed Rear Garden
- Wet Room
- Open Plan Lounge Diner
- EPC Rating: E



 3  1  1



## About the property

A well presented three bedroom property situated in the picturesque Village of Banwen, Neath. Surrounded by beautiful countryside, within close proximity to the Brecon Beacons, schools and shops. Internally the property comprises of an entrance hall, a spacious lounge diner with a feature fireplace, a kitchen and a wet room to the ground floor. The first floor features a landing and three bedrooms. The property further benefits from an enclosed rear garden mainly laid to lawn, with access to the garage and rear lane which overlooks fields. Ideal first time buy or investment purchase! Internal viewings recommended.





## Accommodation

### Entrance Hall

### Lounge Diner

20' 9" x 12' 9" ( 6.32m x 3.89m )

### Kitchen

12' x 8' 9" ( 3.66m x 2.67m )

### Wet Room

### Landing

### Bedroom One

13' 8" x 8' 5" max ( 4.17m x 2.57m max )

### Bedroom Two

9' 6" x 6' 8" ( 2.90m x 2.03m )

### Bedroom Three

8' 7" x 7' 2" ( 2.62m x 2.18m )

### Rear Garden

### Garage

14' 9" x 9' 3" ( 4.50m x 2.82m )

## Floorplan



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