



## Old Road offers over £100,000

- No On Going Chain
- Lovingly Maintained
- Good Sized Rear Garden
- Conveniently Located
- Deceptively Spacious
- EPC Rating: D



 3  1  2



## About the property

Deceptively Spacious, Lovingly Maintained and now available for sale with no on going chain! The perfect first time purchase or family home conveniently located within Neath, with excellent links to the town centre where amenities include a main line train station, high street stores, bars and restaurants! Frequently running buses are nearby as well as the M4 corridor via the A465! Internally, the property comprises of an entrance porch and hallway, with stairs to the landing and doors through to a lounge and dining area, modern fitted kitchen, inner hallway with an airing cupboard and the family bathroom. The first floor houses all three double bedrooms and access to the loft space! Internal viewings are highly recommended to truly appreciate this lovely home!





## Accommodation

### Entrance Porch & Hallway

### Lounge Area

11' 1" x 9' 7" ( 3.38m x 2.92m )

### Dining Area

11' 8" x 11' 6" ( 3.56m x 3.51m )

### Kitchen

12' 6" x 8' 9" ( 3.81m x 2.67m )

### Inner Hall

With Airing Cupboard

### Bathroom

### Landing

### Bedroom One

14' 4" Max x 10' 1" ( 4.37m Max x 3.07m )

### Bedroom Two

11' 8" x 9' ( 3.56m x 2.74m )

### Bedroom Three

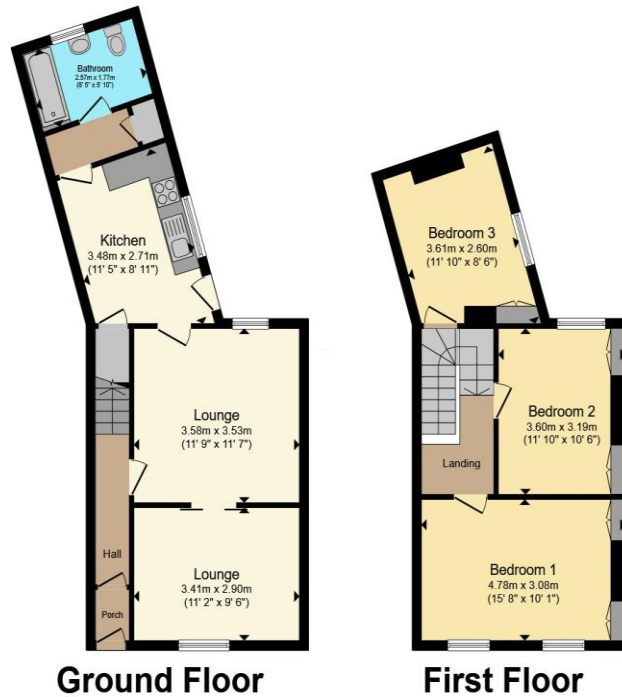
13' Plus Wardrobe x 8' 9" ( 3.96m Plus Wardrobe x 2.67m )

### Rear Garden

### Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

## Floorplan



Total floor area 93.1 m<sup>2</sup> (1,002 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](http://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.