



## The Hannants, offers over £180,000

- No On-Going Chain
- Ideal Family Home
- Deceptively Spacious
- Multiple Living Spaces
- Generous Plot Size
- EPC Rating: D



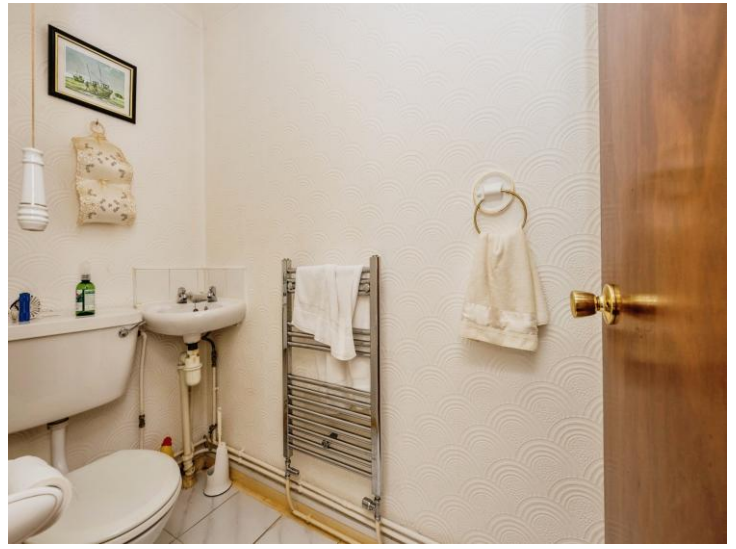
 4  2  2



## About the property

A beautifully maintained, well-presented and deceptively spacious ideal first time purchase or family home within the popular residential area of Cwrt Herbert, Neath! Boasting excellent links to local amenities including schools from Nursery to College, as well as transport routes via bus, train or the A465! A stone's throw from Tesco Superstore and within proximity to Neath Town Centre! The home is approached through a front garden with chippings and artificial grass adjacent to a driveway onto the detached garage. Gated side access leads through to a spacious enclosed rear garden with a mix of artificial grass, lawn, patio areas and space for a garage. Internally, the property comprises of an entrance hallway, with store cupboards and the ground floor shower room. Doors lead through to a generous dining area, with stairs to the landing, as well as a fitted kitchen and double aspect lounge. The first floor houses all three bedrooms, and the family bathroom. Internal viewings are highly recommended to truly appreciate this lovely home!





## Accommodation

### Entrance Hallway

### Shower Room

### Lounge

16' x 13' Max ( 4.88m x 3.96m Max )

### Dining Room

16' 6" Max x 9' 5" ( 5.03m Max x 2.87m )

### Kitchen

16' 5" x 5' 9" ( 5.00m x 1.75m )

### Landing

### Bedroom One

16' 2" x 9' 9" Max ( 4.93m x 2.97m Max )

### Bedroom Two

10' 1" x 10' Max ( 3.07m x 3.05m Max )

### Bedroom Three

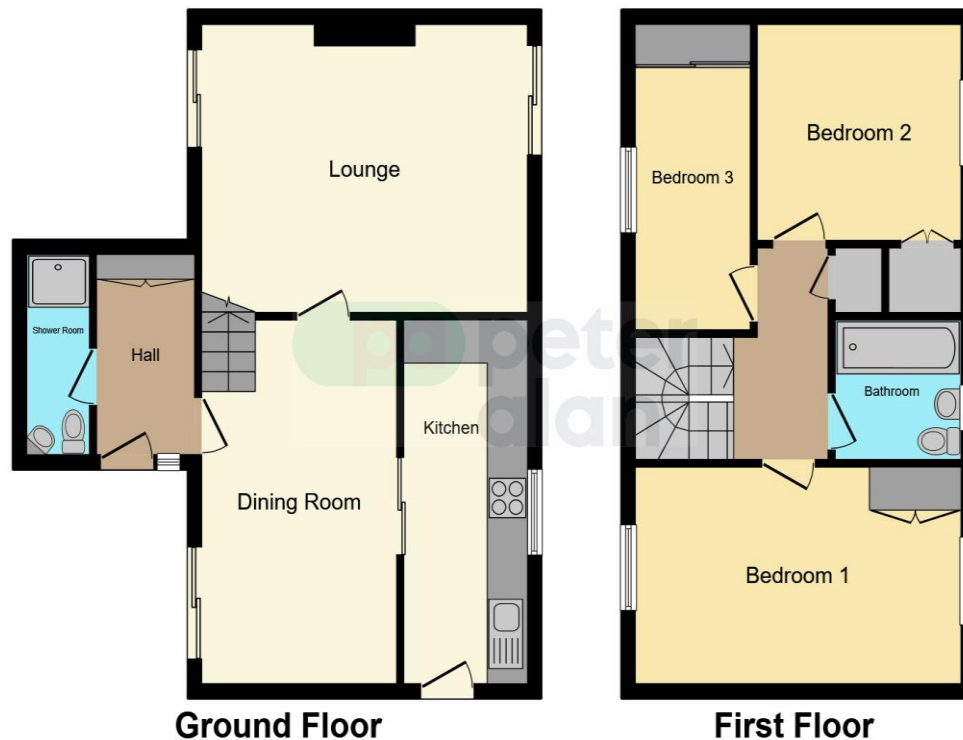
10' 9" Plus Wardrobes x 6' ( 3.28m Plus Wardrobes x 1.83m )

### Bathroom

### Front & Rear Garden

### Garage & Driveway

## Floorplan



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.focalagent.com](http://www.focalagent.com)

## 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