



## Martyns Avenue

£150,000

- No On Going Chain
- Highly Sought After Location
- Opportunity To Modernise
- Ideal First Time Purchase
- Driveway & Garage
- EPC Rating: F



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## About the property

The perfect family home or first time purchase now available with no on going chain within Seven Sisters, Neath! Boasting excellent links to Blaenhonddan Primary School & Llangatwg Community Comprehensive as well as links to the A465, through to the M4 Corridor! With frequently running buses in the village through to Neath Town Centre with high street stores & a main line train station! Convenient for those interested in cycling / hiking routes through the Brecon Beacons National Park. The home is approached through a paved & gated forecourt, with adjacent driveway & garage, with side access available through to a beautifully maintained and sizable rear flower garden. Internally, the property comprises an entrance hallway, with stairs to the landing, and doors through to both reception rooms, then flowing through to a fitted kitchen, utility space and accessible shower room. 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 Hallway

### Lounge

11' 2" x 13' 1" Max ( 3.40m x 3.99m Max )

### Dining Room

12' 7" Max x 9' 8" ( 3.84m Max x 2.95m )

### Kitchen

14' Max x 8' 4" ( 4.27m Max x 2.54m )

### Utility Room

9' 7" x 4' 4" ( 2.92m x 1.32m )



**Shower Room**

**Landing**

**Bedroom One**

15' 5" x 9' 8" ( 4.70m x 2.95m )

**Bedroom Two**

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

**Bedroom Three**

12' 3" x 8' 5" ( 3.73m x 2.57m )

**Driveway & Paved Forecourt**

**Rear Garden**

**Garage**

19' 7" Plus Recess x 9' 1" Max ( 5.97m Plus Recess x 2.77m Max )

## 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)

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