



Martyns Avenue

£150,000

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



 3  1  3



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

Bedroom Three

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

Landing

Driveway & Paved Forecourt

Bedroom One

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

Rear Garden

Bedroom Two

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

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

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