



## Brookdale Street

offers over £80,000

- Two Double Bedrooms
- No On-Going Chain
- Renovation Opportunity
- Ideal First Time Buy / Buy To let
- Enclosed Rear Garden
- EPC Rating: D



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## About the property

A renovation opportunity, which is well presented, benefiting from no on-going chain, a utility room and an enclosed rear garden. Ideal first time buyers opportunity or buy to let, situated within close proximity to Neath Town Centre with all it's amenities, including public transport links, schools and the M4 corridor. Internally the property comprises of an entrance hall, an open plan lounge diner, a kitchen, utility room and bathroom to the ground floor and the first floor features two double bedrooms. Internal viewings come highly recommended.

## Accommodation

### Entrance Hall

### Lounge Area

9' x 11' ( 2.74m x 3.35m )

### Dining Area

10' 8" x 11' 4" ( 3.25m x 3.45m )

### Kitchen

14' 7" x 7' 9" ( 4.45m x 2.36m )

### Potential Utility Area

6' x 5' ( 1.83m x 1.52m )



**Bathroom**

**Landing**

**Bedroom One**

14' 5" x 9' min ( 4.39m x 2.74m min )

**Bedroom Two**

11' 6" max x 8' 6" ( 3.51m max x 2.59m )

**Rear**

## Floorplan



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