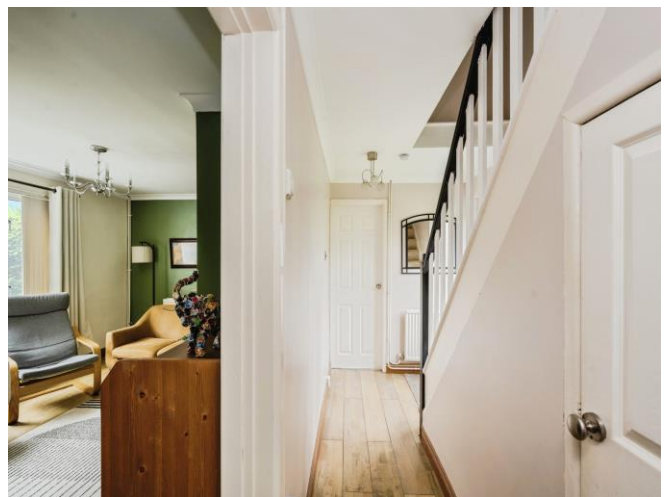




Ger Y Nant

£160,000

- Ideal First Time Purchase
- Luxury Of Off-Street Parking
- Lovingly Maintained Flower Garden
- Desirable Layout
- Semi-Rural Village Location
- EPC Rating: D



3 2 1



About the property

The perfect family home or first time purchase now available for sale within Glynneath! Boasting excellent links to Welsh and English speaking primary schools, Llangatwg Comprehensive and Neath College. With convenient access to the Brecon Beacons National Park & Aberavon Sea Front! The home is approached via a gated and lawned front garden with side and rear access available through to the mature flower garden with a paved driveway providing the luxury of off-street parking! Internally, the property comprises of an entrance hallway, with stairs to the landing and doors through to a ground floor wc, well decorated lounge and modern fitted kitchen diner. The first floor houses all three bedrooms, access to the loft space and the family bathroom! The perfect family home or first time purchase now available for sale within Glynneath! Boasting excellent links to Welsh and English speaking primary schools, Llangatwg Comprehensive and Neath College. With convenient access to the Brecon Beacons National

Accommodation

Entrance Hallway

Cloakroom

Lounge

14' 9" x 11' Max (4.50m x 3.35m Max)

Kitchen/Diner

17' 6" x 10' 5" Max (5.33m x 3.17m Max)

Landing



Bedroom One

13' 6" x 9' 9" Plus Recess (4.11m x 2.97m Plus Recess)

Bedroom Two

12' x 10' 1" max (3.66m x 3.07m max)

Bedroom Three

9' 7" x 7' 1" max (2.92m x 2.16m max)

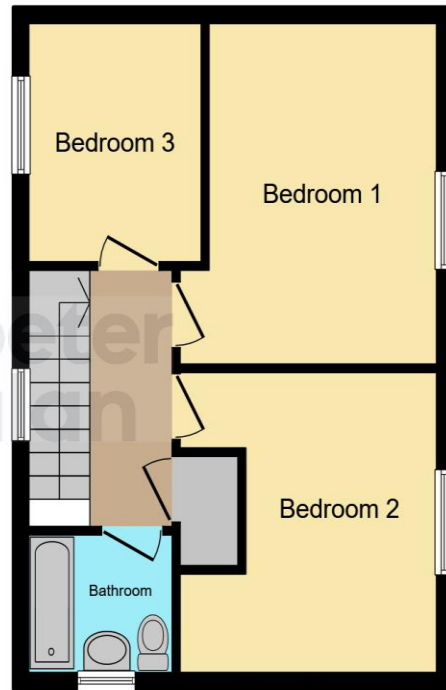
Bathroom

Front & Rear Gardens

Floorplan



Ground Floor



First Floor

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

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