



## Fforest Hill

£275,000

- Family Home
- Multiple Car Driveway & Garage
- Front & Rear Garden
- Attractive Views
- No On-Going Chain
- EPC Rating: D



4 2 4





## About the property

A unique property to purchase with no on-going chain. Detached with four double bedrooms and four reception rooms, benefiting from an en suite, family bathroom, ground floor w.c, a multiple car driveway and a large garage. With attractive views and privacy from the rear, the property comprises of a wrap around ground floor which consists of an entrance hall, a spacious lounge, three further reception rooms, a kitchen, utility room and w.c to the ground floor.

The first floor features a family bathroom, a master bedroom with a modern en suite and three further double bedrooms.

The front of the property features a lawn area with a driveway leading to the garage with side access into the rear, enclosed garden which is laid mainly to lawn.

Ideal family home, situated in a picturesque, quiet setting, within close proximity to the m4, a465 corridor, Neath Town Centre, schools and shops. Internal viewings highly recommended to appreciate the space and potential on offer.







# Accommodation

**Entrance Hall**

**Cloakroom**

**Study**  
 10' 3" x 9' 6" ( 3.12m x 2.90m )

**Lounge Area**  
 21' 4" plus bay x 11' 1" ( 6.50m plus bay x 3.38m )

**Dining Area**  
 11' 4" x 9' 2" ( 3.45m x 2.79m )

**Kitchen Area**  
 12' 4" x 9' 8" ( 3.76m x 2.95m )

**Utility Area**  
 10' 5" x 5' 3" ( 3.17m x 1.60m )

**Sun Room**  
 20' x 11' 1" ( 6.10m x 3.38m )

**First Floor Landing**

**Bedroom One**  
 13' 5" x 12' 7" ( 4.09m x 3.84m )

**Ensuite**

**Bedroom Two**  
 11' 1" x 9' 5" plus recess ( 3.38m x 2.87m plus recess )

**Bedroom Three**  
 11' x 9' 2" plus recess ( 3.35m x 2.79m plus recess )

**Bedroom Four**  
 14' 8" max x 9' 7" max ( 4.47m max x 2.92m max )

**Bathroom**

**Outside**

## Floorplan

## 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.