



Heol Llwynon, £175,000

- Attic Room
- Traditional Three Bedroom Semi-Detached
- Large Rear Garden
- Sizeable Driveway
- Ideal First Time Buy & Family Home
- EPC Rating: Awaited



 3
  2
  1



About the property

Offered to the market is this spacious and versatile three bedroom semi-detached property, located in the popular residential area of Caewern, Neath. Boasting off road parking, a large rear garden and a loft room, this home provides ample space for modern family living.

Within easy reach of the M4 corridor, local schools, shops and public transport links.

Internally the property comprises of an entrance porch, a hallway, a spacious open plan lounge diner area, a shower room and a kitchen to the ground floor. The first floor featuring a landing leading to the loft room, three bedrooms and a family bathroom.

Externally the property benefits from both a front and rear garden with a sizeable tarmac driveway to the front and a spacious enclosed garden mainly to lawn to the rear.

Accommodation

Internal viewings highly recommended.

Entrance Porch / Utility

7' 9" x 6' (2.36m x 1.83m)

Hallway

Lounge Diner

22' 9" x 13' 9" max (6.93m x 4.19m max)

Kitchen

12' 5" x 8' 9" max (3.78m x 2.67m max)

Landing



Bedroom One

11' 6" x 9' (3.51m x 2.74m)

Loft Room

17' 3" x 10' 1" (5.26m x 3.07m)

Bedroom Two

10' 9" x 9' 9" (3.28m x 2.97m)

Front Garden

Bedroom Three

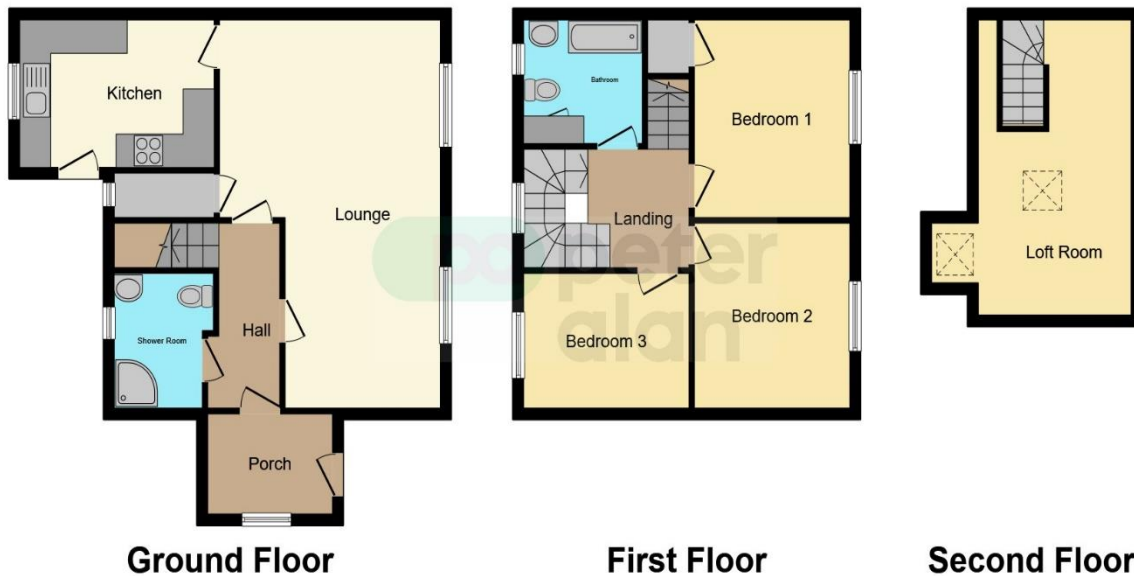
9' 5" x 7' 3" (2.87m x 2.21m)

Rear Garden

Ground Floor Shower Room

First Floor Bathroom

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