



Shelone Terrace, offers in the region of £145,000

- Well Presented
- Ideal First Time Purchase
- Good Size Garden
- Potential for Off Street Parking *STPP
- Family Home
- EPC Rating: D



 3  1  1



About the property

The perfect Family Home, First Time Purchase or Buy To Let Investment! With fantastic links to local amenities including a train station, well renowned schools such as Ysgol Tyle'r Ynn and Ysgol Carreg Hir, and Neath Town Centre with high street stores, bars, restaurants and bus routes! Great for commuters with access to the M4 corridor, and !465 onto the A470! The home is approached through a gated forecourt offering great potential for off street parking (*STPP), side access is available through to an enclosed rear garden laid with tiers of patio and lawn. Internally, the property comprises of an entrance hallway, with stairs to the landing, and a door through to the reception space, split into lounge and diner but functionally used as a living room and fourth bedrooms. The property then flows through to a modern fitted kitchen, ground floor w.c and utility cupboard under the stairs. The first floor houses all three double bedrooms and the family bathroom!

Internal viewings are highly recommended to truly appreciate this property!

Potential for off-street parking to the front! *STPP





Accommodation

Entrance Hallway

Cloakroom

Lounge

12' 8" Max x 10' 7" (3.86m Max x 3.23m)

Dining Room

10' 2" x 9' 1" Max (3.10m x 2.77m Max)

Kitchen

9' 9" Plus Recess x 7' 2" (2.97m Plus Recess x 2.18m)

Landing

Bedroom One

12' 2" Max x 10' 6" (3.71m Max x 3.20m)

Bedroom Two

10' 1" x 7' 9" (3.07m x 2.36m)

Bedroom Three

10' 6" x 8' (3.20m x 2.44m)

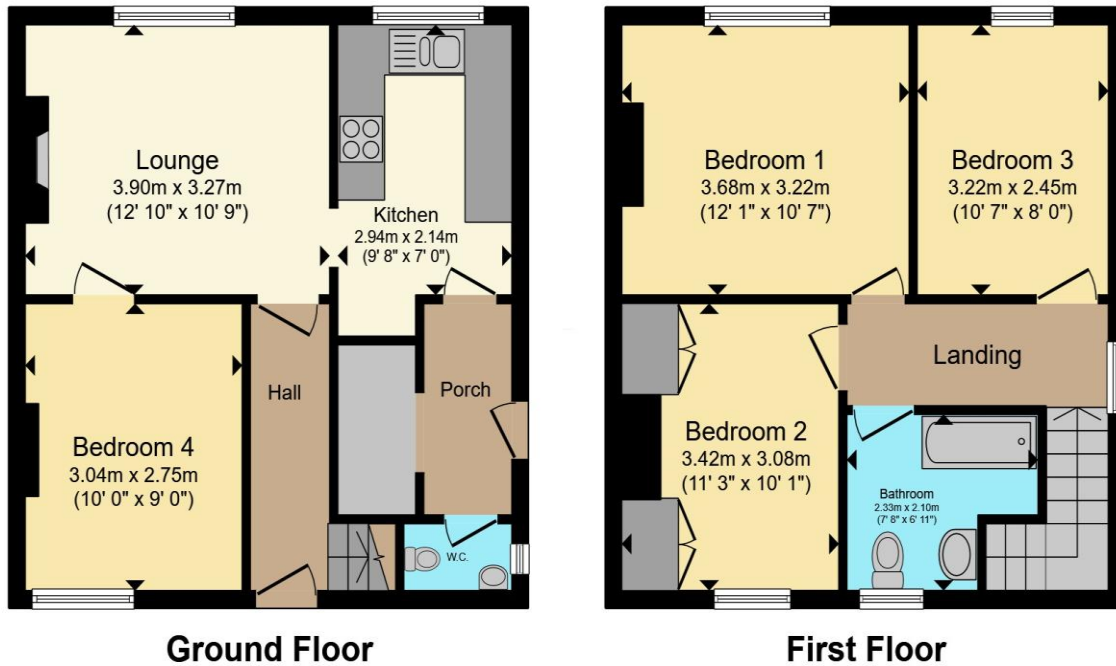
Bathroom

Front & Rear Gardens

Agents Note

*Subject To Planning Permissions

Floorplan



Total floor area 84.0 m² (904 sq.ft.) approx

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