



## Nightingale Park

£160,000

- Perfect First Time Purchase
- Parking to Front
- Enclosed Rear Garden
- Modernised Kitchen / Diner
- Sought After Development
- EPC Rating: D



 2  1  1

 peter  
alan

01639 635115  
neath@peteralan.co.uk



## About the property

A gorgeously presented, deceptively spacious and lovingly maintained, ideal first time purchase, down-size or buy to let investment, available for sale within a modern development! Boasting excellent links to local amenities including well renowned schools such as Gnoll or Crythan Primaries and Cefn Saeson Community Comprehensive. Alongside public transport, commuting routes, stores and walks! The home is approached via a driveway to the front, with side access available into an enclosed rear garden laid with patio. Internally, the property comprises of an entrance, bay fronted lounge, with stairs to the landing, and modern fitted kitchen diner. The first floor houses both double bedrooms and the family bathroom! Internal viewings are highly recommended to truly appreciate this lovely home!

## Accommodation

### Parking To Front

### Lounge

13' 6" x 12' 1" ( 4.11m x 3.68m )

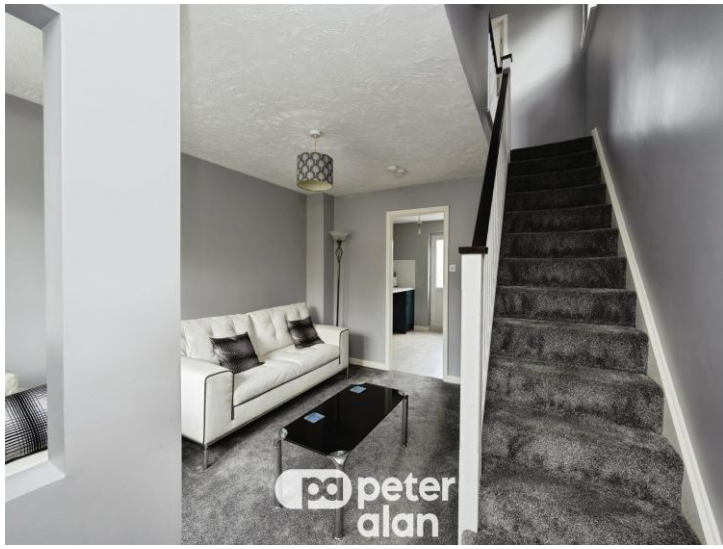
### Kitchen Diner

11' 9" x 9' 5" ( 3.58m x 2.87m )

### Landing

### Bedroom One

12' 1" Max x 9' 8" ( 3.68m Max x 2.95m )



## Bedroom Two

12' 1" Max x 6' 6" Max ( 3.68m Max x 1.98m Max )

## Bathroom

## Rear Garden

01639 635115  
neath@peteralan.co.uk



## 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.

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

