



## Heol Y Nant, offers over £130,000

- No On-Going Chain
- Two Garages!
- Rear Access
- Sought After Location
- EPC Rating: C



 3  1  1



## About the property

A fantastic opportunity to purchase this deceptively spacious, semi detached, corner plot property with no on-going chain within Caewern! With excellent links to local shops, Waunceirch & Blaenhondda Primary School, Dwr Y Felin Comprehensive and Neath College.

This property further offers commuters excellent links to the A465 leading onto the A470 into Cardiff and the M4 corridor. The home is approached via a paved pathway adjacent to lawned front garden and flower beds leading towards the entrance. Internally, the entrance leads to the front lounge with stairs leading to upstairs, and doors through to the kitchen diner with a door out to the rear garden. Upstairs comprises three good sized bedrooms and a family bathroom.

To the rear, the property further benefits patio space along with the rear advantage of two garages, both accessible via the rear lane, providing excellent space for a workshop, storage or parking. This home offers a fantastic opportunity for buyers looking to modernise and put their own stamp to their home situated in a sought after location. Internal viewings are highly recommended to appreciate this home!

This home offers a fantastic opportunity for buyers looking to modernise and put their own stamp to their home situated in a sought after location. Internal viewings are highly recommended to appreciate this home!



## Accommodation

### Lounge

11' 8" max x 19' 9" max ( 3.56m max x 6.02m max )

### Kitchen

9' 10" max x 11' ( 3.00m max x 3.35m )

### Master Bedroom

11' 3" max x 11' 9" max ( 3.43m max x 3.58m max )

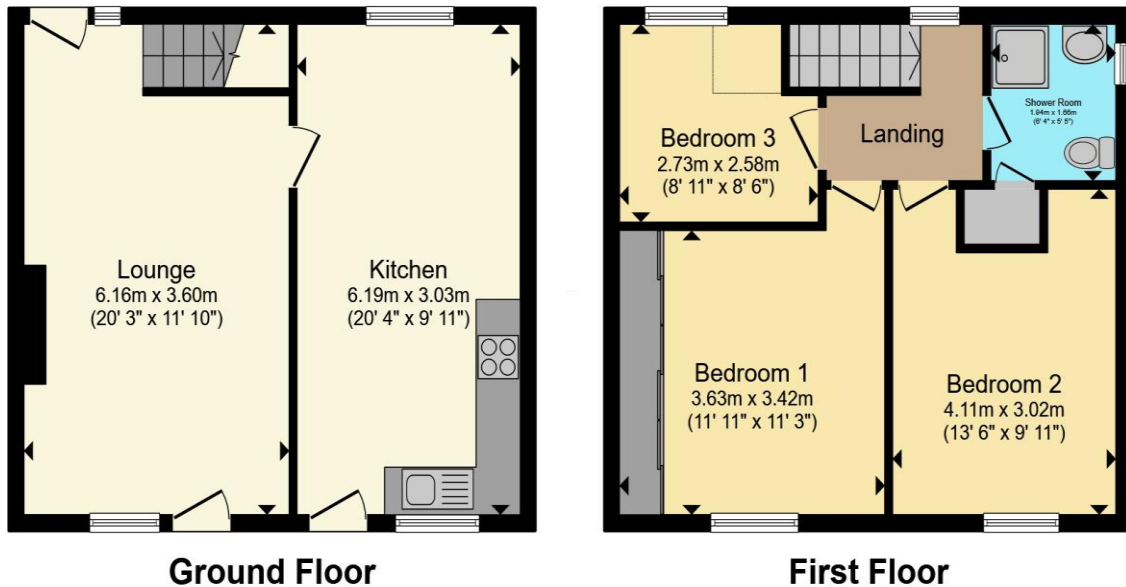
### Bedroom Two

13' 2" max x 9' 9" max ( 4.01m max x 2.97m max )

### Bedroom Three

8' 5" max x 8' 10" max ( 2.57m max x 2.69m max )

## Floorplan



Total floor area 83.3 m<sup>2</sup> (897 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

## 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.