



pa peter
alan

Heol Y Felin, offers in the region of £190,000

- Beautifully Presented Family Home
- Wrapping Corner Plot
- First Floor Bathroom and Ground Floor W.c.
- Modern Fitted Kitchen
- Sizable Driveway
- EPC Rating: C



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About the property

The Perfect Family Home or First Time Purchase, now available for sale Cae Wern, Neath! Boasting excellent links to commuting routes such as the M4 corridor, the A465 and public transport via frequently running buses or the main line train station! Brilliant for attendance to well renowned schools such as Waunceirch Primary, Dwr Y Felin Comprehensive and Neath College!

The home is approached via a paved footpath splitting the wrapping, corner plot lawn adjacent to the sizable driveway. Side access is available to a low maintenance rear garden laid with patio! Internally, the property comprises of an entrance hallway, with stairs to the landing, and doors through to the w.c, dining room, modern fitted kitchen and sizable family living room with french doors out to the garden! The first floor houses all three good sized bedrooms, access to the loft space and the bathroom consisting of a bath with shower over, w.c and hand wash basin.

Internal viewings are highly recommended to truly appreciate this lovely home!





Accommodation

Entrance Hall

Cloakroom

Lounge

15' 1" x 11' Max (4.60m x 3.35m Max)

Dining Room

10' 3" x 9' 9" plus recess (3.12m x 2.97m plus recess)

Kitchen

11' 5" x 6' 4" (3.48m x 1.93m)

Landing

Bedroom One

12' 7" x 11' 1" Max (3.84m x 3.38m Max)

Bedroom Two

13' Max x 10' 5" (3.96m Max x 3.17m)

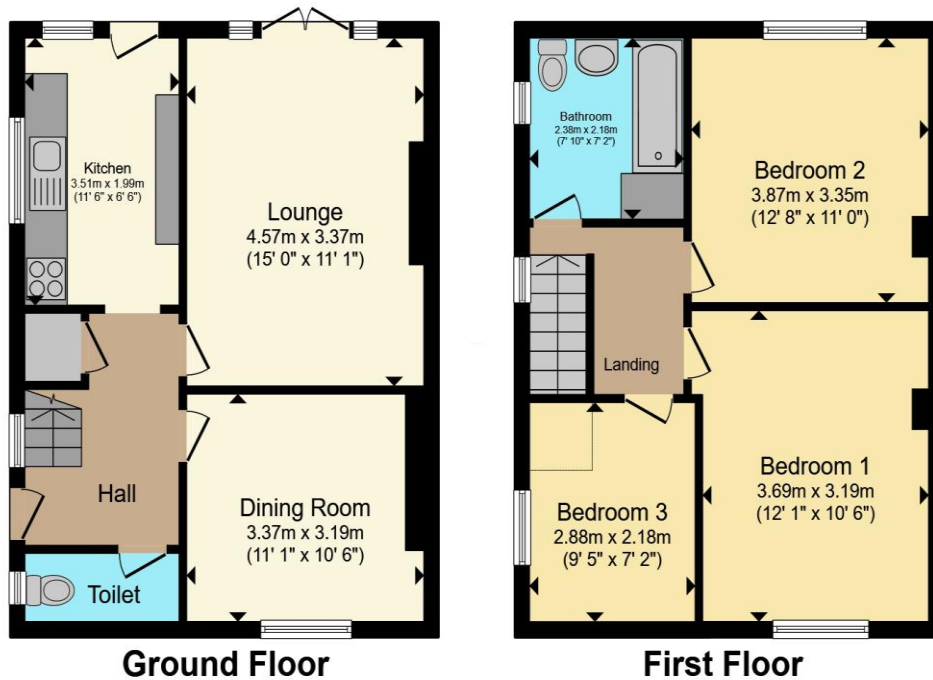
Bedroom Three

9' 4" x 7' 1" (2.84m x 2.16m)

Bathroom

Front & Rear Garden

Floorplan



Total floor area 86.3 m² (928 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

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