



pa peter alan

## Dan-Y-Coed, £140,000

- No ongoing chain
- Semi rural village location
- Two reception rooms
- Sizeable garden space
- Perfect first time buy!
- EPC Rating: D



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## About the property

Offered for sale with no on-going chain, this three bedroom semi detached home, located in the semi rural village Dan Y Coed in Tonmawr, Port Talbot. Boasting excellent links to the M4 corridor, perfect for commuters through Port Talbot or Neath (where you will also find mainline train stations and frequently running buses) into Cardiff or Swansea. Fantastic access to renowned schools including St Joseph's Catholic Schools and Cefn Season Community Comprehensive. The home is approached via a gated garden to the front of the property, with side access leading to a further enclosed garden to the rear, mainly compromises of lawn, patio space and outbuildings perfect for storage. Internally, the home comprises an entrance hallway with stairs to the first floor, leading through to to a two generous reception rooms which further lead through to a fitted kitchen with further rear access to the garden. To the first floor, the property benefits from three bedrooms, including two sizeable doubles and a good-sized single bedroom, along with a family bathroom. A great opportunities to acquire a spacious semi-detached home in a sought after residential location. Internal viewings are highly recommended!

## Accommodation

### Lounge

13' 6" x 11' 9" ( 4.11m x 3.58m )

### Kitchen

9' 9" x 8' 6" ( 2.97m x 2.59m )

### Hallway

### Reception Two

10' 10" x 9' 10" ( 3.30m x 3.00m )



### Bedroom One

12' 3" x 9' 9" ( 3.73m x 2.97m )

### Bedroom Two

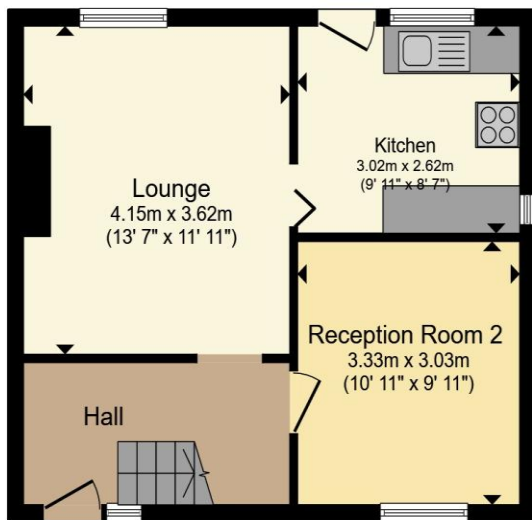
11' 9" x 11' 3" ( 3.58m x 3.43m )

### Bedroom Three

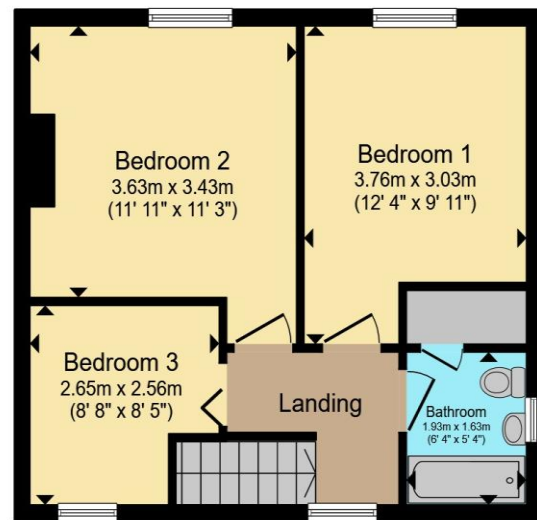
8' 7" x 8' 4" ( 2.62m x 2.54m )

### Bathroom

## Floorplan



**Ground Floor**



**First Floor**

Total floor area 81.6 m<sup>2</sup> (878 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)



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