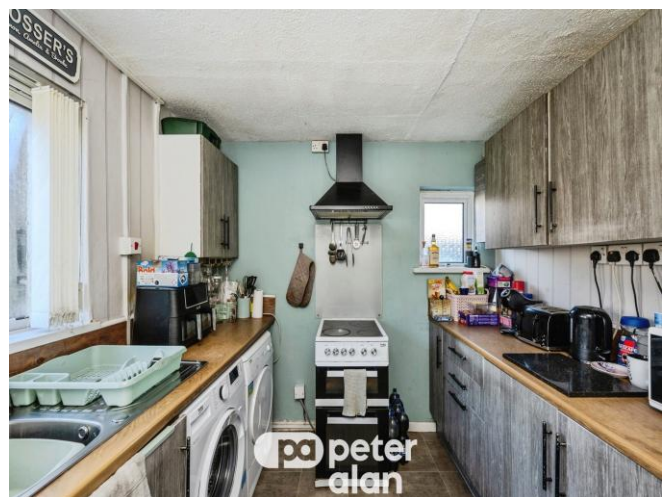


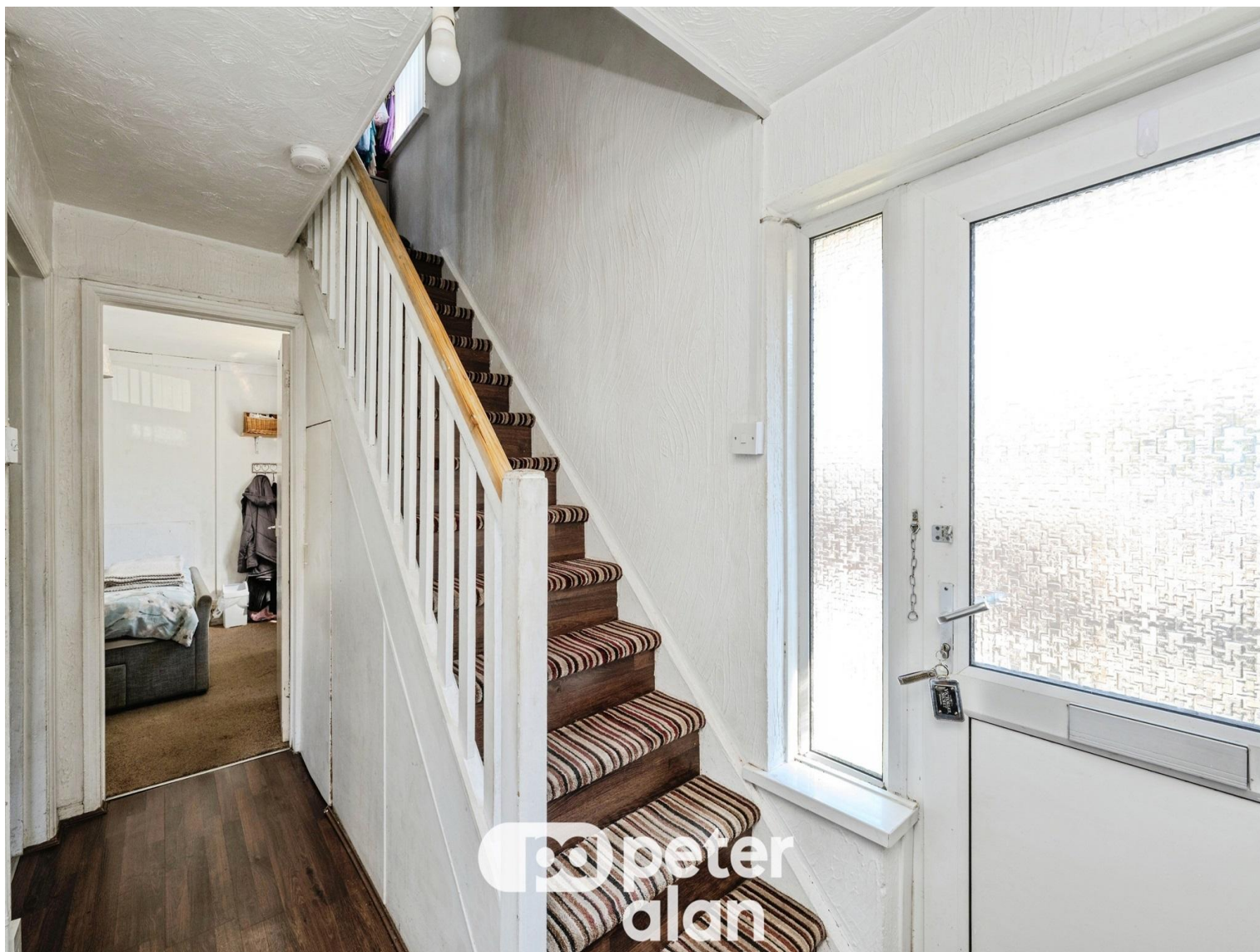


Dan-Y-Coed, £130,000

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



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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

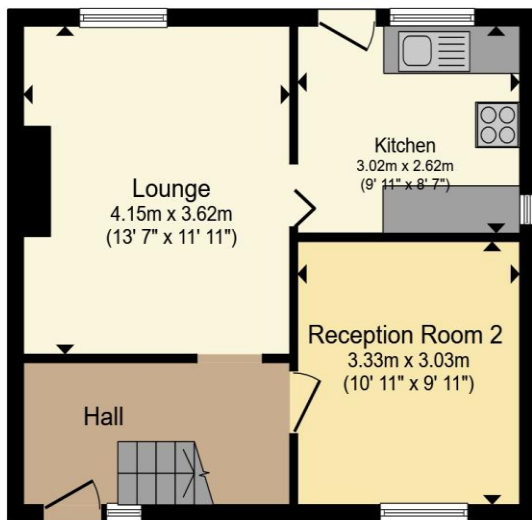
8' 7" x 8' 4" (2.62m x 2.54m)

Bathroom

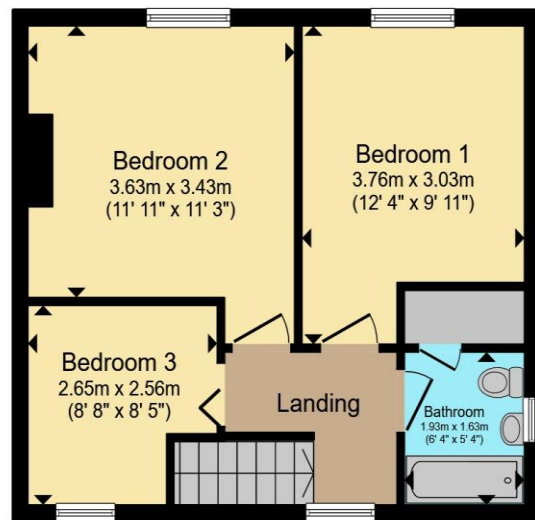
Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Floorplan



Ground Floor



First Floor

Total floor area 81.6 m² (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

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.