



## Wern Road

Neath, SA10 6DL

**Offers over £220,000**



MORE PHOTOS COMING SOON. Please register your interest early to avoid disappointment.

Traditional two semi-detached home with double garage and parking to the rear. En-suite, bathroom and utility. Gas combination heating and upvc double glazed throughout. Would benefit from some general modernization however offers great potential to a family. No onward chain.





## Ground Floor

Entrance Porch open plan into Hallway  
Upvc double glazed door with side windows to front. Stairs to first floor with under stairs cupboard with side window. Double radiator.

Lounge 12'9 max (12'0 to chimney) x 13'0  
Upvc double glazed Bay window to front. Original ornate feature fireplace. Wooden flooring. Double radiator.

Kitchen/Breakfast Room 11'8 x 11'0  
Fitted with a range of wall, base and drawer units incorporating one and a half bowl sink unit. Range cooker (not tested). Double radiator.

Utility Room 9'1 x 6'1  
Upvc double glazed window and door to rear. Plumbed for washing machine and space for further appliances. Radiator. Wall mounted gas combination boiler.

## First Floor

Landing  
Upvc double glazed window to side. Access to 'paddle' steps up to the attic room.

Bedroom One 14'0 x 12'4  
Upvc double glazed bay window to front. Radiator. Door to;

En-suite 7'1 max x 6'0  
White suite comprising concealed wc and wash hand basin unit with splash back tiling to walls. Shower enclosure with plumbed in shower. Over stairs storage cupboard. Upvc double glazed window to front.

Bedroom Two 9'7 x 8'3  
Upvc double glazed window to rear with mountain top views. Radiator. Walk-in under stairs storage/wardrobe.

Bathroom 8'5 x 8'0  
Suite comprising concealed low level wc with storage cupboards and vanity sink unit with matching cupboards. Curved bath with plumbed in shower over. Splash back tiling to walls. Radiator. Upvc double glazed frosted window to rear.

Attic Room 15'0 x 11'2  
Skylight window to rear and a small one to the side. Two eaves storage access.

## Gardens

Front garden laid to chippings with some shrubs to areas. Side gated access to the rear. There is a good size decked area which is the width of the house with outstanding mountain top views. The rear garden has two lawned areas and some established plants. There is a rear gate to the drive/garage.

## Parking

Rear access via Charles Street onto the lane. There is a block paved driveway for two cars and a double garage in good condition with electric roller door.

## General Information

Tenure: Freehold  
Council Tax: Band C  
EPC: TBC

There is no onward chain with this property. Viewings strictly by appointment via Sullivans Estate Agents

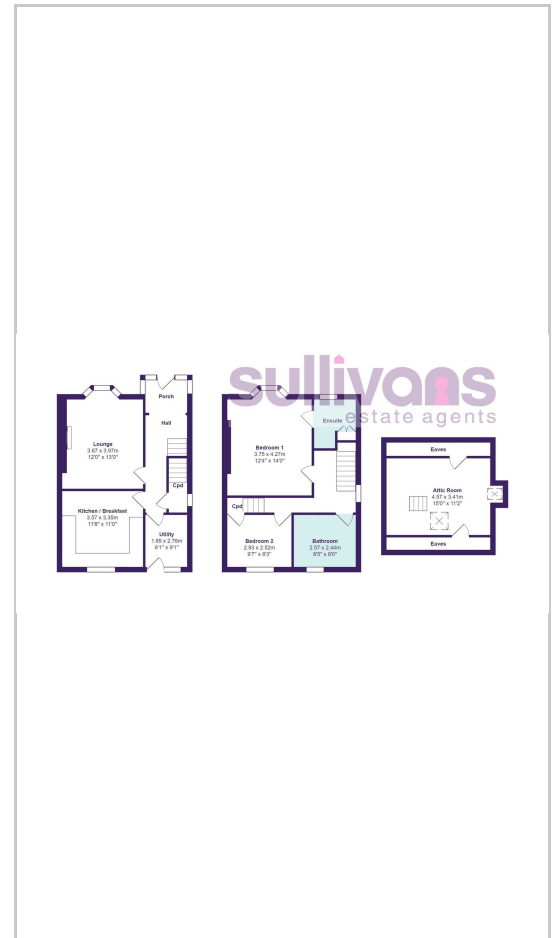
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## Area Map



## Floor Plans



## Energy Efficiency Graph

