



**SMITHS**  
SALES & LETTINGS



## **5 Park Crescent, Neath, SA10 6SH** **Offers Over £160,000**

SEMI-DETACHED 4 BEDROOM BUNGALOW featuring a CONTEMPORARY OPEN PLAN KITCHEN/LIVING AREA with integral appliances & large breakfast bar.

Comprising TWO BATHROOMS, further MULTI-USE ROOM (suitable as an office, walk-in closet, etc.) FULL PVCu DOUBLE GLAZING, GAS CENTRAL HEATING and AIRCON UNITS to the BEDROOMS. With gardens to the front & rear, DRIVEWAY & DETACHED GARAGE which has a remote controlled electric door and full electrics inside.

Located in a quiet no-through road with convenient access to the M4 and both Swansea & Neath.

NO CHAIN - Call to register interest now!

[www.smithshomes.com](http://www.smithshomes.com)

### Hallway

11'8" x 4'3" (3.58 x 1.31)



Entrance hall comprising tiled flooring, radiator & cover and PVCu windows & external door.

### Bathroom

11'3" x 5'8" (3.44 x 1.73)



Downstairs bathroom, fully tiled featuring radiator, PVCu windows, shower, bath, sink unit & WC.

### Open Plan Kitchen/Living Room

25'9" x 11'4" (7.85 x 3.47)



Featuring tiled flooring, PVCu external door & dual aspect windows, radiator and tv cabling. The kitchen comprises a modern range of gloss units, with wide pan drawers, tall larder cupboard, laminate wood worktop and breakfast bar - also with cabinet mounted oven, ceramic hob, extractor and composite black sink.

### Bedroom Four or Second Living Room

11'5" x 11'5" (3.50 x 3.48)



Comprising tiled flooring, radiator and PVCu windows.

### Landing

9'6" x 3'0" (2.90 x 0.92)



With fitted carpet, radiator and doors to the second bathroom and bedrooms.

### Bathroom

5'4" x 2'4" (1.63 x 0.72)



Part tiled with PVCu windows, sink, shower and WC.

### Office/Nursery

5'10" x 5'4" (1.80 x 1.65)



Multi-use room, suitable as a nursery, office or walk-in closet featuring fitted carpet, radiator, built in storage & PVCu windows with pleasant semi-rural views.

### Bedroom One

9'4" x 7'9" (2.85 x 2.38)



Comprising PVCu windows & pleasant views to the rear, fitted carpet, radiator, aircon unit and built in storage units & desk area.

### Bedroom Two

11'3" x 7'11" (3.45 x 2.43)



Double bedroom with built in cupboards, fitted carpet, radiator, aircon unit and PVCu windows to the front aspect.

### Bedroom Three

11'5" x 9'10" (3.50 x 3.02)



Third bedroom with fitted carpet, built in storage units, radiator, aircon unit and PVCu windows.

### External



The property is set in a quiet no through road with convenient access to Neath, Swansea and the M4. The rear garden features a patio area with steps down to the lawn. The driveway has parking for several vehicles and leads to a detached garage.

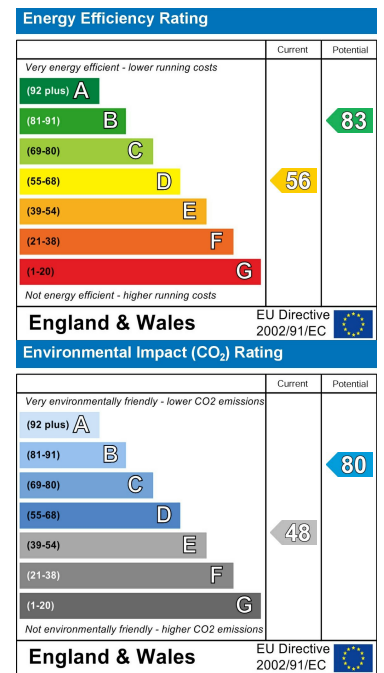
# Floor Plan



## Area Map



## Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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