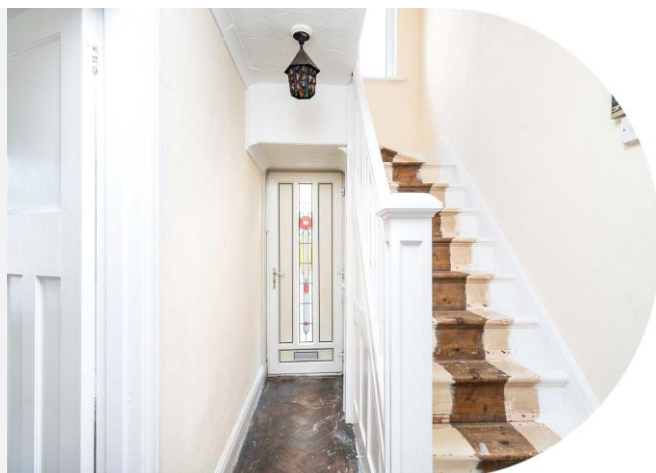




offers in the region of **£210,000**
freehold

**Moorland Road,
Neath SA11 1JL**

- EPC Rating: E
- Detached Family Home
- Three Bedrooms & Bathroom
- Characterful Features
- Generous Rear Garden





About The Property

Available for sale for the first time since its construction in the 1930's is this detached family home. The property is available with no on going chain and is found within close proximity of amenities including schools, shops and parklands. The accommodation comprises hallway with wood block flooring, a dining room and a dual aspect living room with built in cabinets either side of the fireplace. The kitchen has a range of wall and base units with worktops over and space for appliances. The bathroom is located on the ground floor with a bath and shower. On the first floor there is a landing with feature stained glass window and three bedrooms of which the master bedroom has built in wardrobes. Courtyard frontage with access down both sides of the property providing access to the garden. The rear garden is of a generous size and is laid to lawn with a selection of planting throughout, a paved area and also a shed.

Accommodation

Hallway

Wood block flooring. Stairs to the first floor. Window and door to the side. Access through to the living room, a dining room and the kitchen. Cupboard under the stairs

Living Room

13' 7" x 10' 8" (4.14m x 3.25m)

Dual aspect room with windows to the front and the rear. Fireplace. Built in original cupboards to the alcoves. Picture rail. Radiator.

Dining Room

10' 8" x 10' 4" (3.25m x 3.15m)

Window to the front. Radiator.

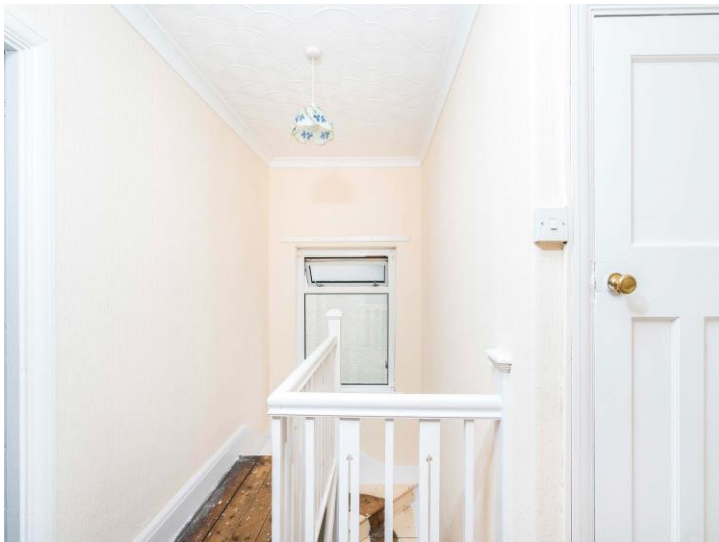
Kitchen

6' 8" x 10' 8" (2.03m x 3.25m)

Fitted with a range of wall and base units with worktops over and tiled splash backs. Sink and drainer. Space for appliances. Window to the rear. Tiled floor. Access to the rear hall.

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Rear Hall

Door to the garden. Access to the bathroom

Bathroom

6' 8" x 7' 8" (2.03m x 2.34m)
Suite comprising bath, shower cubicle, wash hand basin and Wc. Window to the rear

Landing

Access to the three bedrooms. Feature window to the side. Cupboard. Loft access

Bedroom One

13' 7" x 10' 8" (4.14m x 3.25m)
Duel aspect room with windows to the front and the rear. Range of built in wardrobes. Radiator.

Bedroom Two

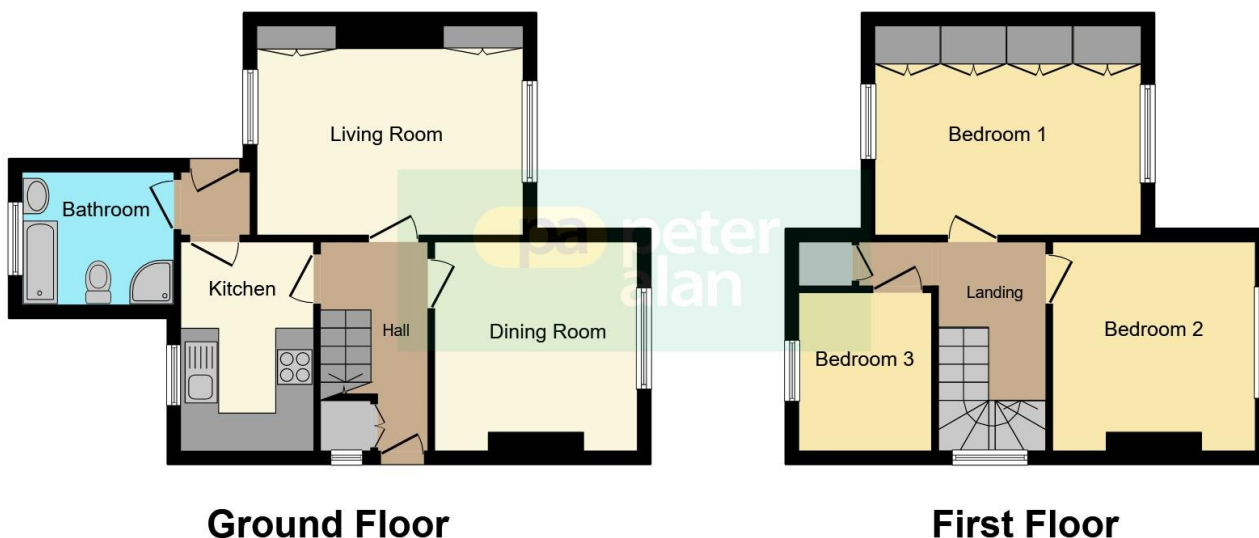
10' 4" x 10' 8" (3.15m x 3.25m)
Window to the front. Fitted carpet. Radiator.

Bedroom Three

8' 2" x 7' 2" (2.49m x 2.18m)
Window to the rear. Fitted carpet. Radiator.

External

Courtyard frontage with access down both sides of the property providing access to the garden. The rear garden is of a generous size and is laid to lawn with a selection of planting throughout, a paved area and also a shed.



Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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.