



Gnoll View,

Neath

offers in excess of £90,000

- Ground Floor Flat!
- No Ongoing Chain!
- Well Presented Throughout
- Close to Amenities and Transport Links
- EPC Rating: Awaiting
- Council Tax Band A



 **2**  **1**  **1**

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About the property

The ideal first time purchase, downsize, or buy to let investment! Boasting beautiful views over Neath Town and the bowling grounds, to be sold with no on-going chain! With fantastic links to local public transport by bus or train, as well as well renowned local schools such as Gnoll Primary and Cefn Saeson Community Comprehensive.

The property is entered through a communal hallway and landing with a further shared yard space, ideal for clothes lines or patio space, as well as benefiting from ample car parking to the rear.

Internally, the property comprises of an entrance hallway with door leading through to two good size bedrooms with built in wardrobes, family bathroom with a walk in shower and plenty of cupboard storage space. To the end of the hallway, the flat leads through to a spacious lounge with beautiful views, through to the kitchen with ample worktop space.

Internal viewings are highly recommended to truly appreciate this well presented and spacious home this has to offer!

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.

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Accommodation

Entrance Hallway

Lounge

17' 3" x 11' 4" (5.26m x 3.45m)

Kitchen

9' 8" x 7' 9" (2.95m x 2.36m)

Bathroom

Bedroom One

11' 10" x 10' 1" (3.61m x 3.07m)

Bedroom Two

9' 2" x 7' 7" (2.79m x 2.31m)