

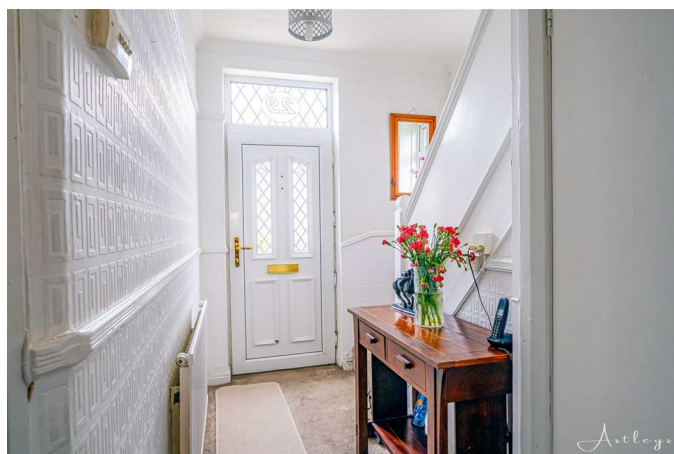


## 29 Beechwood Avenue, Neath, SA11 3TE

**Offers In The Region Of £225,950**

Situated in a sought after level location, on the fringe of the Gnoll Country Park, within walking distance of local schools, country walks and all amenities and facilities at Neath Town Centre, a semi-detached family home benefitting from full gas central heating, double glazing and accommodation over 3 floors to include Sitting/dining room, large living room and kitchen/breakfast room to the ground floor, 3 bedrooms and shower room/w.c. to the first floor and attic room suitable as playroom, office or simply for storage. Externally, there is off-road parking to the front driveway and garden area and enclosed good size garden to rear.

Front double glazed entrance door into:

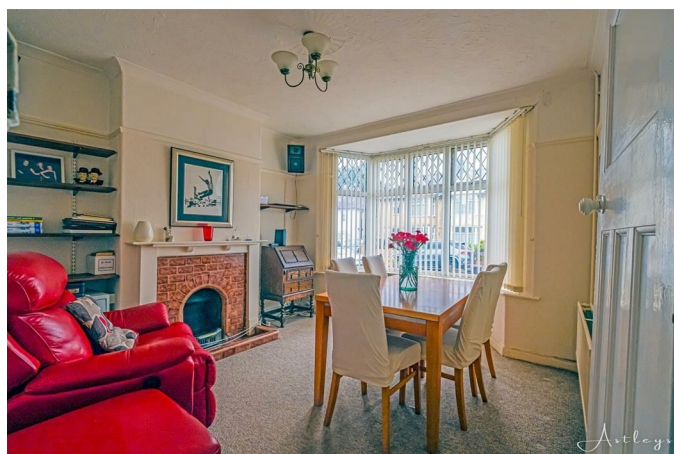


Hallway 11'6" x 6'11" (3.51m x 2.11m)



With double glazed window to side, dado and picture rails, understairs storage cupboard, coved ceiling, radiator, stairs to first floor.

Sitting/dining room 13'5" x 11'8" (4.09m x 3.58m)



With double glazed bay window to front, tiled tiled feature fireplace with cream surround and open fire (not tested), radiator, shelving to recesses.



**Lounge 19'9" x 11'9" (6.02m x 3.60m)**



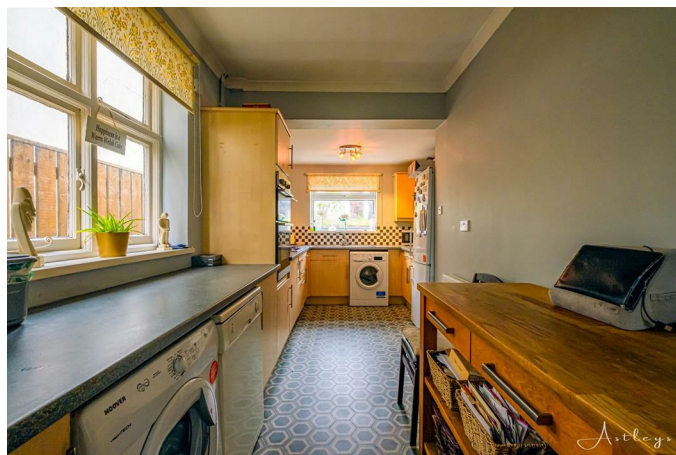
With cream feature fireplace and electric fire (not tested), two radiators, double glazed french doors to rear garden, coved ceiling.



**Lounge**



**Kitchen/breakfast room 19'7" x 6'11" (5.99m x 2.12m)**



Fitted with a range of base and wall units in maple colour with co-ordinating work surface, built in electric oven and grill, separate gas hob with extractor canopy over, space for fridge/freezer, washing machine, dishwasher and tumble dryer, part tiled walls, cushion floor, coved ceiling, double glazed windows to both side and rear and door to side,



**Landing area 9'0" x 2'11" (2.75m x 0.89m)**

With coved ceiling, fire door to stairs to second floor.

**Bedroom one 13'8" x 10'9" (4.19m x 3.30m)**



With two sets of double fitted wardrobes in recess with dark oak doors and cupboards above, double glazed bay window to front, radiator, picture rail.



**Bedroom two 12'3" x 8'2" (3.74m x 2.50m)**



With double fitted cupboard housing gas combination central heating boiler, radiator, coved ceiling, double glazed window to rear.

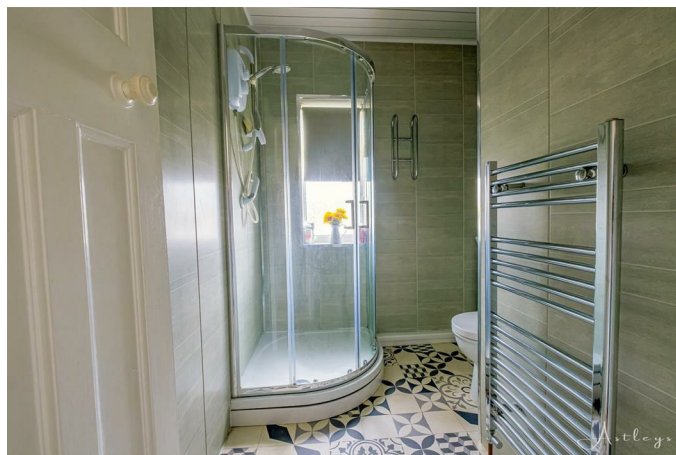
**Bedroom three 9'6" x 8'9" (2.91m x 2.67m)**



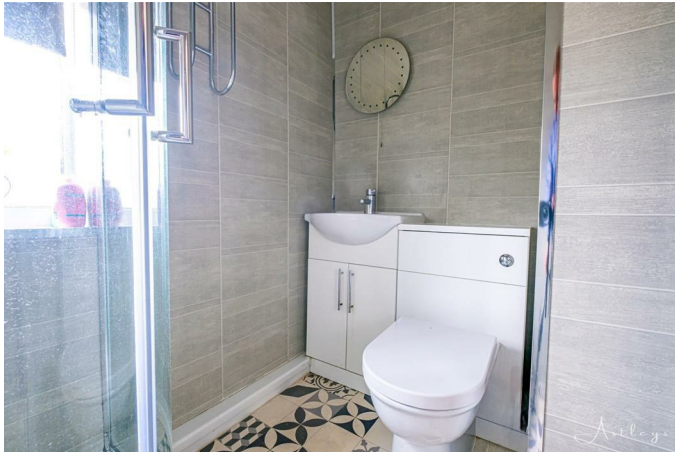
With fitted open storage solutions, radiator, coved ceiling, double glazed window to rear.



**Shower room 12'3" x 8'2" (3.74m x 2.50m)**



With 3 piece suite in white comprising quadrant shower cubicle, w.c. and sink in sealed vanity unit, respatex to walls, heated towel rail, pvc ceiling, cushion flooring.



**Outside**



Off-road parking to front and garden area. Side access gate to enclosed garden to rear which is mostly paved with flower borders and has a brick storage shed and outside water tap.

**Rear garden**



**Front parking**



#### **AGENTS NOTE**

Conservation Area

No

Flood Risk

Very low

Floor Area

1,184 ft 2 / 110 m 2

Plot Size

0.05 Acres

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

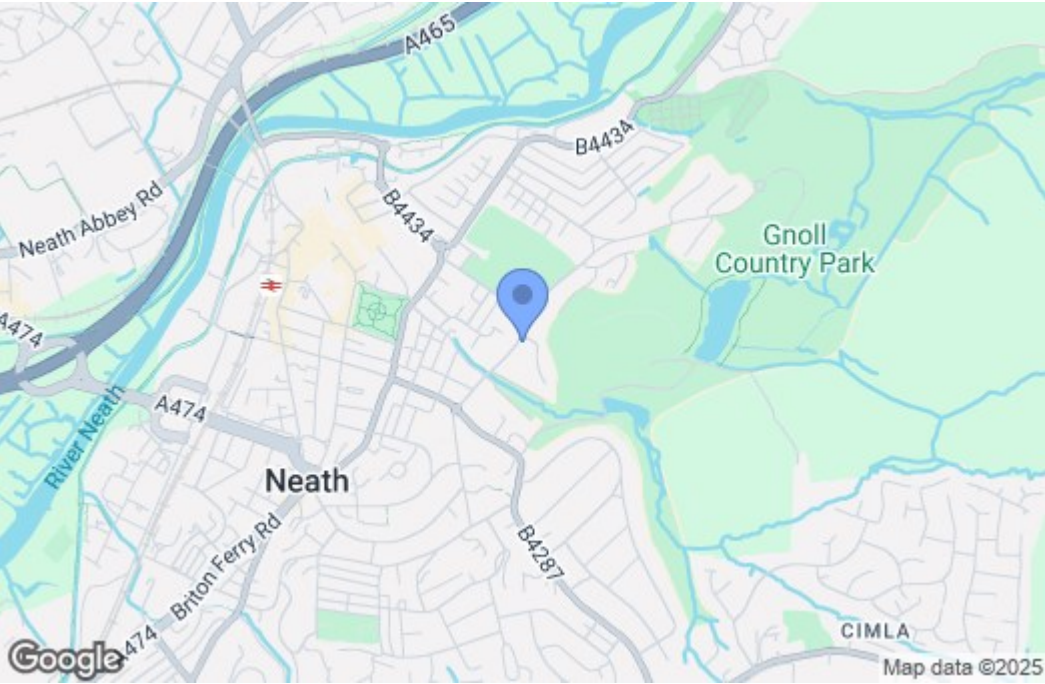
#### **AGENTS NOTE**

Council Tax Band D - £2281 pa

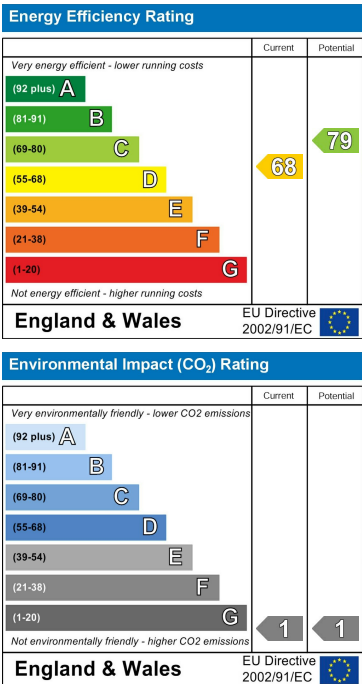
Floor Plan



Area Map



Energy Efficiency Graph



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