

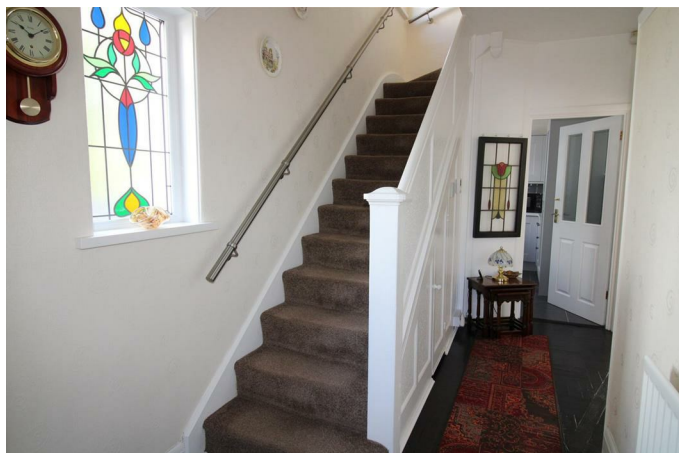
38. Westernmoor Road, Neath, Glamorgan, SA11 1BZ

Price £220,000

Situated in popular residential location, close to the popular Gnoll Country Park, local primary and comprehensive schools and within walking distance of all amenities and facilities at Neath Town Centre, a traditional semi-detached family home with the benefit of full double glazing and gas central heating and accommodation over 2 floors to include 2 reception rooms, kitchen, utility and cloakroom to the ground floor and 3 bedrooms and bathroom/w.c. to the first floor. There is ample parking to the side driveway and low maintenance enclosed rear garden.

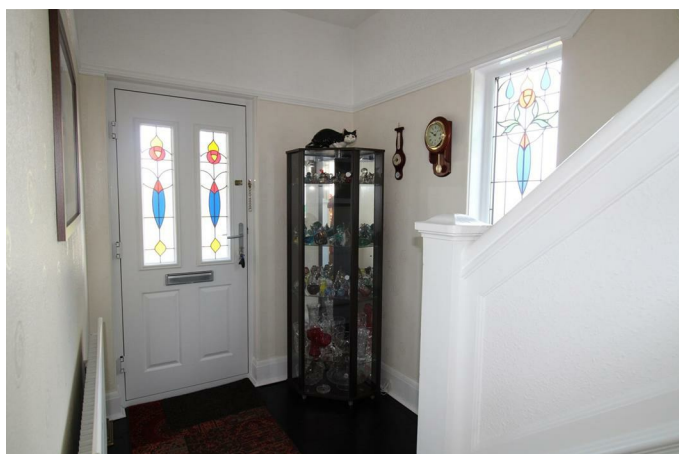
Double glazed front entrance door into:

Entrance hallway

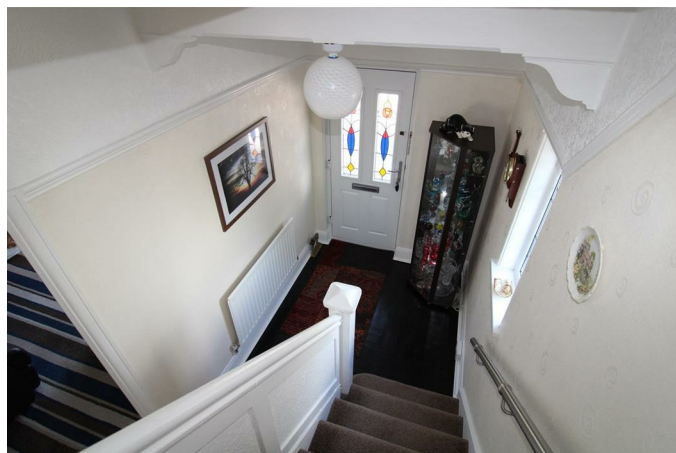


With parquet flooring, understairs cupboard, stained glass window to side, radiator and stairs to first floor.

Another view of hallway



Another angle of hallway



Living Room 13'7" x 12'7" (4.15m x 3.86m)



With attractive white feature fireplace with marble hearth, bay window to front, picture rail, radiator.

Dining Room 13'3" x 11'5" (4.06m x 3.49m)



With window to rear, picture rail, radiator.

Another view of Dining Room



Kitchen 13'10" x 7'3" (4.24m x 2.22m)



Fitted with range of 'shaker' style units in Dove Grey with co-ordinating work surfaces, glass display cupboard, one and a half bowl stainless steel sink unit, Neff double oven, ceramic hob with extractor canopy with filter over, integrated Neff fridge/freezer and dishwasher, part tiled walls, tiled floor, coved ceiling, window to side.

Another angle of kitchen



Utility area 8'10" x 6'0" (2.71m x 1.84m)

Plumbed for washing machine and tumble dryer, radiator, windows to both sides and door to rear garden, tiled floor.

Cloakroom 4'6" x 2'11" (1.38m x 0.91m)

With low level w.c., small window to rear, tiled floor, fitted extractor fan.

FIRST FLOOR

Landing area with stained glass window to side.

Bedroom one 14'4" x 12'4" (4.38m x 3.78m)



With bay window to front, radiator, picture rail.

Another view of bedroom one



Bedroom two 12'10" x 12'8" (3.93m x 3.88)



With fitted cupboard housing gas central heating boiler, window to rear, picture rail, radiator.

Another view of bedroom two



Bedroom three 8'4" x 6'5" (2.56m x 1.97m)



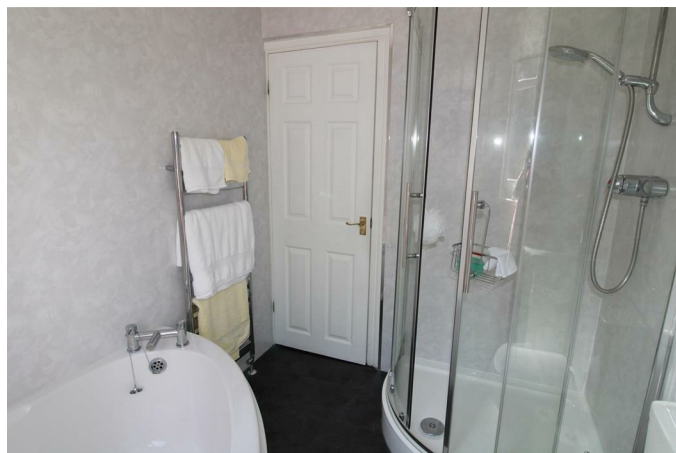
With window to front, radiator, picture rail.

Bathroom/w.c. 7'10" x 6'3" (2.41m x 1.91m)

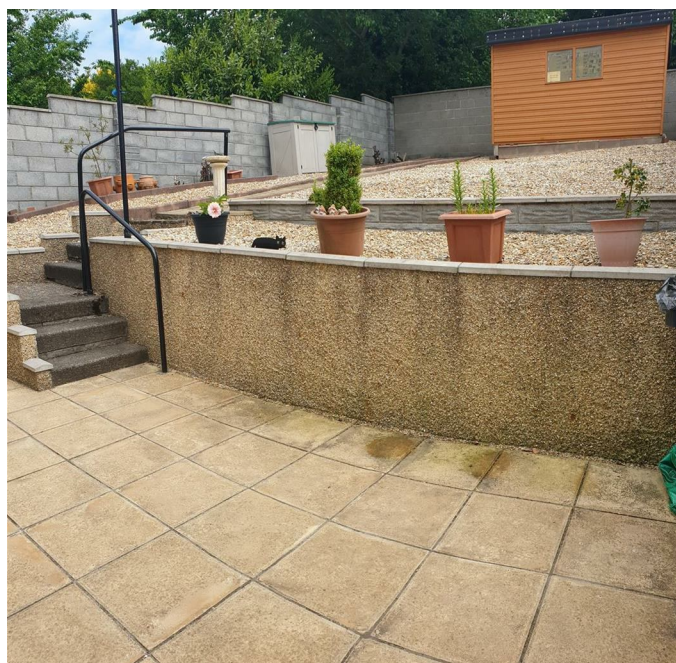


With 4 piece suite comprising corner bath, sink in vanity unit, w.c., quadrant shower cubicle, Aqua-board to walls, water resistant tile effect laminate flooring, heated towel rail, window to rear, small access to loft space.

Another angle of bathroom/w.c.



Outside



There is a paved area to the front and ample parking to the side driveway for several vehicles. Side access gate leading to enclosed, rear garden which has a paved patio and steps up to shingled areas. There is a timber garden shed and brick built storage shed.

Another view of rear garden



View to rear of property



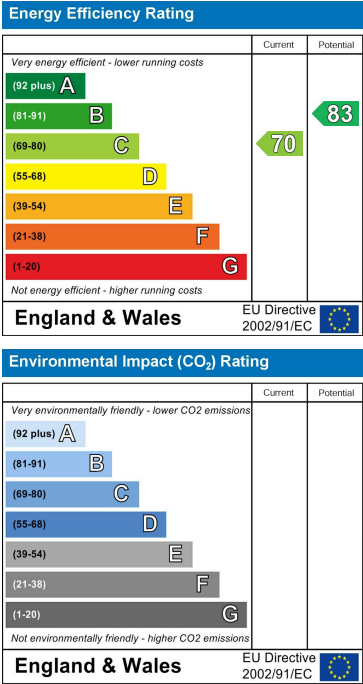
Floor Plan



Area Map



Energy Efficiency Graph



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