



4 Westbourne Road, Neath, SA11 2EP

Offers In The Region Of £179,950

A well balanced home with generous living space, two bath or shower rooms and three good sized bedrooms, offering a practical layout with plenty of flexibility for modern family life. The open plan living and dining area provides a welcoming heart to the property, with natural flow between the different spaces and a comfortable setting for both everyday living and entertaining.

A front porch opens into the hallway, leading through to the lounge and dining area. The kitchen is positioned to the back, with a door providing convenient access outside. A bathroom completes the ground floor accommodation. Upstairs, three well proportioned bedrooms are served by a separate shower room, creating useful flexibility for busy households and visiting guests.

Outside, the garden combines a paved area with space to enjoy some fresh air and make the most of the warmer months. A particularly useful feature is the substantial storage area beneath the house, providing valuable additional space for bicycles, tools, seasonal belongings or household equipment.

With its adaptable accommodation, useful outdoor space and convenient access to local amenities, this is a home with broad appeal for first time buyers, families, downsizers, professionals and those looking for a more

Main dwelling



UPVC front door into:

Hallway



Tiled flooring, radiator and double doors into the kitchen

Lounge/diner 12'1" (widening to 13'1" x 25'7" (into bay) (3.69 (widening to 4 x 7.81 (into bay))

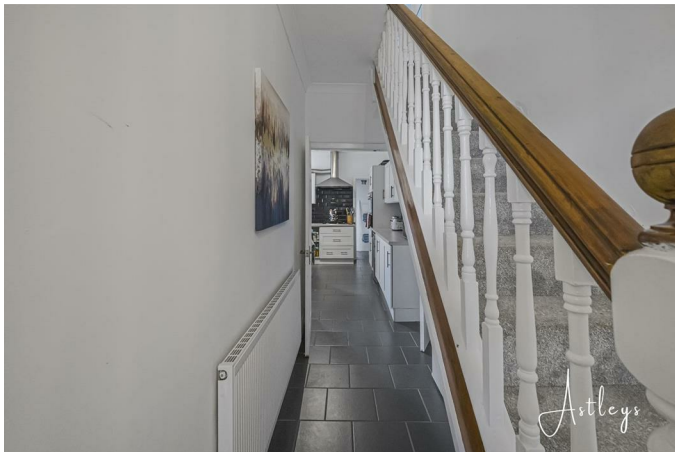


Electric fire in dining area and fireplace in lounge area, Bay window to the front and window to the back, two radiators





Inner hall



Kitchen 13'4" x 9'7" (4.07 x 2.94)



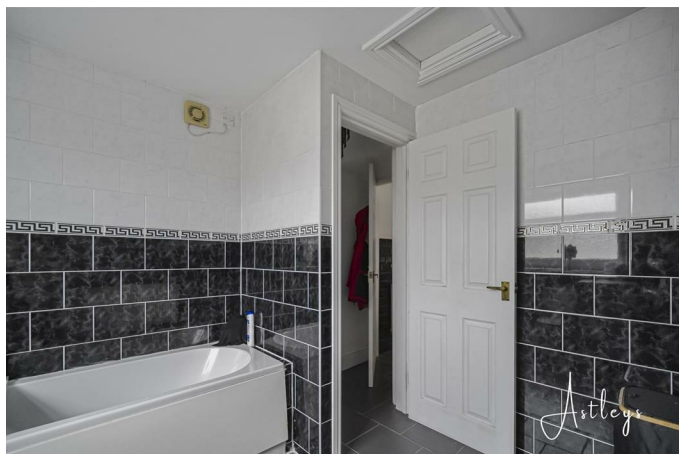
A range of light grey base and wall units with coordinating work tops, stainless steel sink and drainer, gas hob and electric oven and grill, partially tiled walls, space for fridge and washing machine, tiled floor and door to the side



Bathroom 8'11" x 9'3" (2.74 x 2.84)



A white suite with low level w/c, pedestal sink and bath, radiator and tiled floor with a window to the back



Landing



Access to bathroom and three bedrooms

Bedroom 1 16'4" x 11'5" (5 x 3.48)



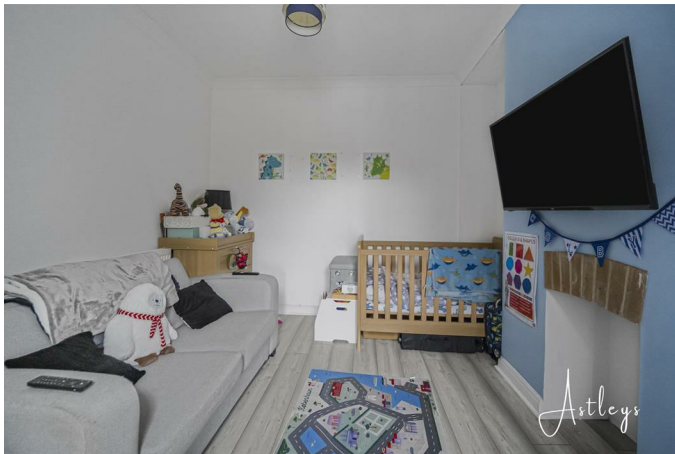
Fireplace, window to the front, laminate flooring and built in wardrobe with a radiator



Bedroom 2 13'1" x 10'8" (4 x 3.27)



Fireplace, window to the back, radiator and laminate flooring



Bedroom 3 9'5" x 9'5" (into alcove) (2.89 x 2.89 (into alcove))



Window to the back, radiator and alcove for storage



Shower room 5'5" x 6'5" (1.67 x 1.96)

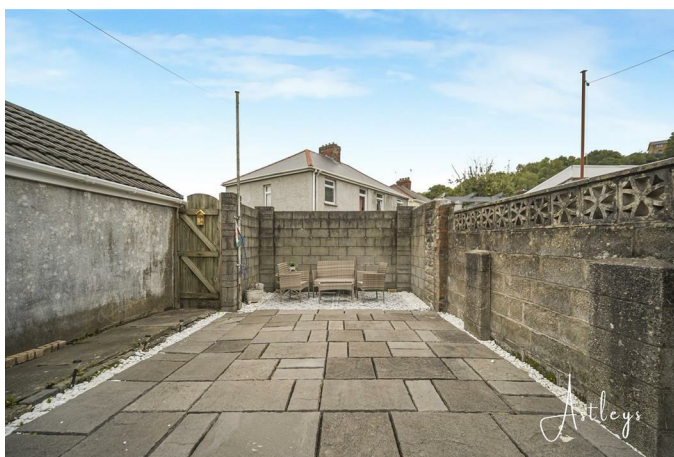


Corner shower, low level w/c, and feature sink, tiled floor, window to the side

Garden



Enclosed rear garden with paved areas, storage area under the house



Agents notes

Conservation Area :

No

Flood Risk:

River : Very low

Seas : Low

Floor Area:

1,097 ft 2 / 102 m 2

Plot size:

0.03 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

3 Mbps
Superfast
80 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability:
BT
Sky
Virgin

Agents notes

Local Authority Neath Port Talbot
Council Tax Band: B
Annual Price:
£1,977

Floor Plan

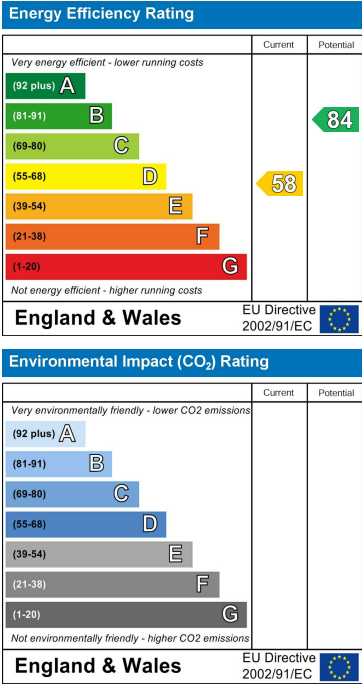


Total area: approx. 138.8 sq. metres (1494.2 sq. feet)

Area Map



Energy Efficiency Graph



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