



### **37 Penrhiwtyn Street, Neath, SA11 2HG**

**£99,000**

.....STEP ONTO THE PROPERTY LADDER!!!...OR IDEAL INVESTMENT PROPERTY!!!...No chain is offered with this three bedroom mid terrace property which is set within walking distance of local shops, main bus route and local amenities of Briton Ferry. Also ideally located for easy access for M4 corridor. The property briefly comprises of two reception rooms, kitchen and bathroom to the ground floor and three bedrooms to the first floor. The property benefits from an enclosed rear garden with rear lane access. Early viewing is highly recommended, please call our office on 01639 760033 or email [info@pennafpremier.com](mailto:info@pennafpremier.com) to arrange a viewing.

## GROUND FLOOR

### Entrance Hallway

Entrance via upvc door into hallway, vinyl flooring, radiator, central light, doors leading to other rooms, stairs to first floor.

### Reception Room 1

10'11" x 9'9" (3.336 x 2.994)

Front facing Upvc double glazed window, carpet, wallpaper and emulsion walls, radiator, central light, cupboards housing gas meter and consumer unit.



### Reception Room 2

11'1" x 11'5" (3.379 x 3.487)

Rear facing Upvc double glazed window, carpet, emulsion walls, radiator, access to kitchen.



### Kitchen

10'11" x 9'3" (3.351 x 2.824)

Fully fitted kitchen comprising of shaker style wall and base units with contrasting beech effect laminate work tops, integrated electric cooker with halogen hob and extraction hob, inset stainless steel sink and drainer with tiled splash back, space for washing machine, space for fridge freezer, under stair storage cupboard, side facing Upvc double glazed window, vinyl flooring, emulsion walls, radiator, side facing Upvc door with obscure glass, which gives access to the rear garden.



### Bathroom

10'0" x 4'0" (3.066 x 1.223)

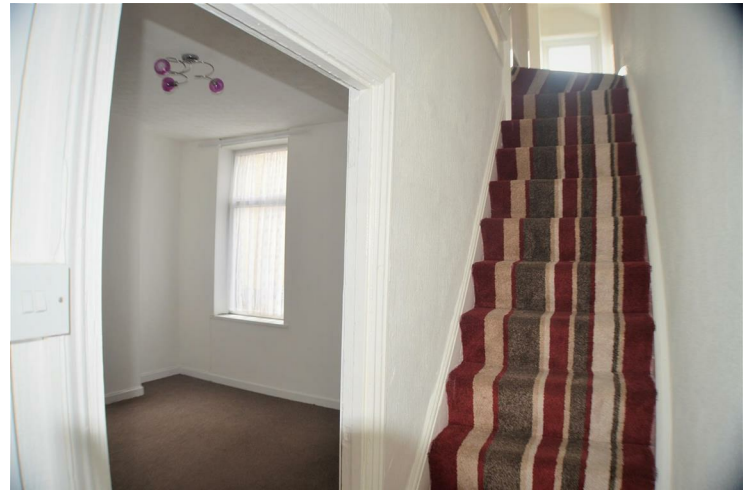
Panelled bath, pedestal wash hand basin, low level W.C., carpet, respetex panelled walls, mirrored cabinet, two rear facing Upvc windows with obscure glass,



## FIRST FLOOR

### Stairs & Landing

Carpet to stairs and landing, wallpaper walls, central light fitting, doors leading to other rooms.



### Bedroom 1

Carpet, wallpaper and emulsion walls, radiator, central light, two front facing Upvc double glazed windows.



### Bedroom 2

11'10" x 9'8" to alcoves (3.622 x 2.959 to alcoves)

Carpet, wallpaper and emulsion walls, radiator, central light, rear facing Upvc double glazed window.



### **Bedroom 3**

9'1" x 11'0" (2.769 x 3.356)

Carpet, emulsion walls, radiator, central light, rear facing Upvc double glazed window, cupboard housing Ferroli combi boiler.

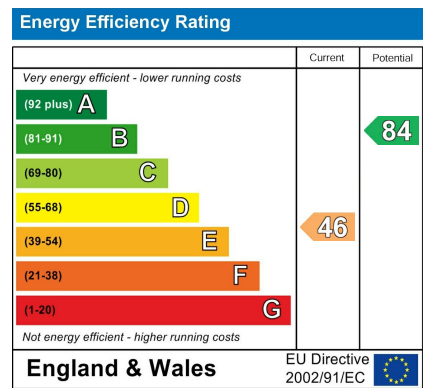


### **OUTSIDE**

#### **Rear Garden**

Enclosed rear garden with lawned area and patio area, rear gate giving access to rear lane.





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