



37 Penrhiwtyn Street, Neath, SA11 2HG

Offers Over £119,995

*****RECENTLY REDUCED*****

STEP ONTO THE PROPERTY LADDER....IDEAL FIRST TIME BUYER PURCHASE.....

No Ongoing Chain

A great opportunity to purchase this recently decorated mid terraced property in the Briton Ferry area of Neath. The property benefits from two reception rooms, kitchen and bathroom to the ground floor with three bedrooms to the first floor and rear garden.

The property also benefits from being close to local schools, shops and local amenities.

Please call Pennaf Premier 01639 760033 to arrange a viewing.

GROUND FLOOR

Entrance Hallway

Entrance via Upvc door into hallway, 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, 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)

Side facing Upvc double glazed window, 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, plumbed for washing machine, space for fridge freezer, under stair storage cupboard, vinyl flooring, emulsion walls, radiator, laminate flooring, 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)

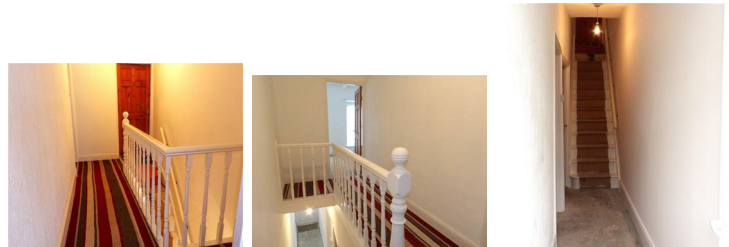
Two rear facing Upvc obscure glass windows, panelled bath, pedestal wash hand basin, low level W.C., respetex panelled walls, mirrored cabinet,



FIRST FLOOR

Stairs & Landing

Stairs to landing, emulsion and wallpaper walls, central light fitting, doors leading to bedrooms.



Bedroom 1

Two front facing Upvc double glazed windows. central light, radiator, carpet.



Bedroom 2

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

Rear facing Upvc double glazed window. wallpaper and emulsion walls, radiator, central light, carpet.



Bedroom 3

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

Rear facing Upvc double glazed window, emulsion walls, radiator, central light, rear facing , cupboard housing combination boiler, carpet.

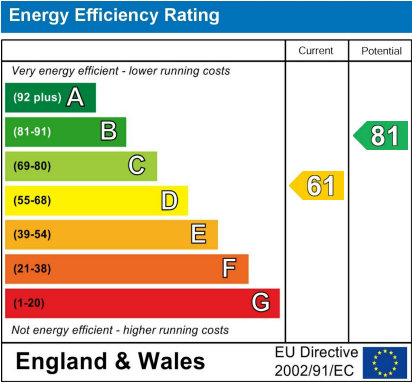
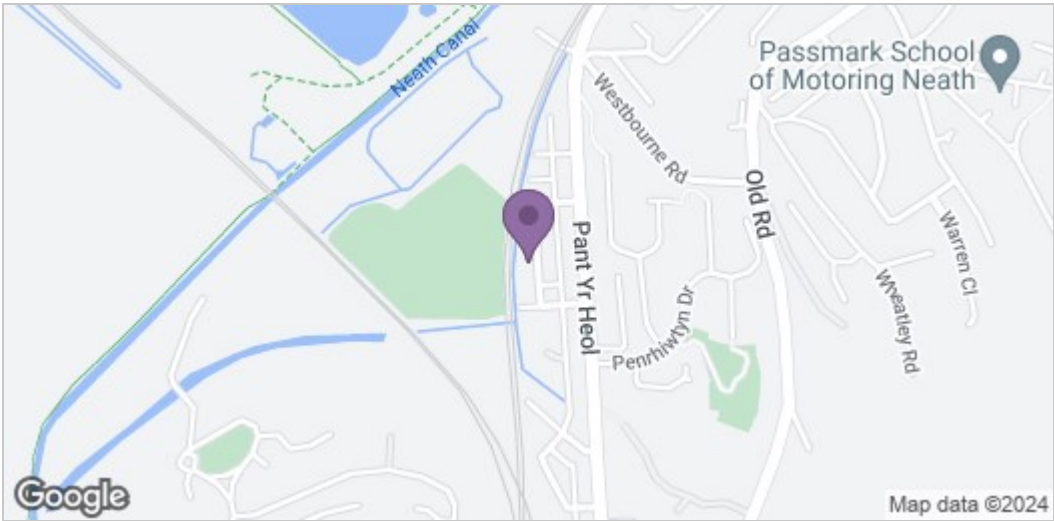


OUTSIDE

Rear Garden

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





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