

16 Fernlea Park, Neath, SA10 7SU Offers Over £195,000

PENNAF PREMIER are pleased to introduce this well presented semi-detached property in a sought after area close to Neath Town centre.

This lovely property benefits from living room, kitchen\diner, conservatory to ground floor with three bedrooms and bathroom to first floor. Large driveway and rear garden.

The property is conveniently close to the M4 corridor, train station, supermarkets, schools and local amenities.

Neath sits between Cardiff and Swansea where urban east meets rural west Wales. It's a great place for family fun and adventure close to Gnoll Park, unusual museums, epic bike trails and walks with plenty of adventure and fun for all ages.

Don't miss the opportunity to view this property and to book a viewing please call the team at Pennaf Premier on 01639 760033.

GROUND FLOOR



Entrance Halway

Entrance via Upvc double glazed door into hallway, plastered walls and ceiling, central light, radiator, laminate flooring.

Living Room

14'5" x 11'6" (4.410 x 3.526)

Upvc double glazed window to front with white wooden blinds, plastered walls, artex ceiling, central light fitting, radiator, laminate flooring, under stairs storage cupboard, entrance into kitchen\diner.



Kitchen\Diner

14'9" x 10'2" (4.515 x 3.109)

Opening from living room into kitchen\diner. Upvc double glazed window with blinds to rear. Range of wall and base units. Intergrated under work surface fridge and freezer, electric eye level oven, gas hob, plumbed for washing machine, stainless steel sink, two radiators under breakfast bar, laminate flooring, open to dining area, plastered walls, artex ceiling, central light. Upvc patio sliding doors into conservatory.



Conservatory

11'2" x 9'3" (3.413 x 2.829)

Upvc double glazed windows with upvc door to rear garden, radiator, central light, wood flooring.



FIRST FLOOR

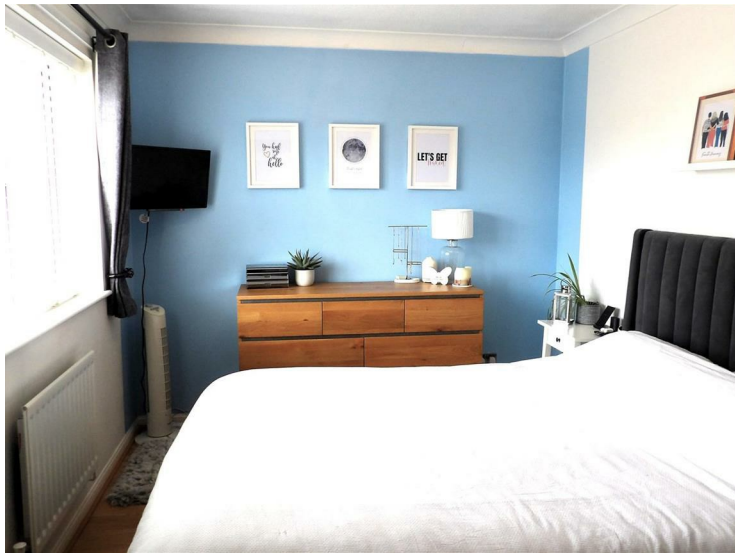
Stairs and Landing

Stairs leading to first floor, handrail, Storage cupboard housing combination boiler serving domestic hot water and central heating, carpet, attic entrance, partially boarded.

Bedroom One

11'4" x 8'9" (3.473 x 2.668)

Upvc double glazed window with white blinds to front, plastered walls, artex ceiling, central light, open double wardrobe, storage cupboard, laminate flooring.



Bedroom Two

9'0" x 7'4" (2.764 x 2.249)

Upvc double glazed window with blinds to rear, plastered walls, artex ceiling, central light, radiator, laminate flooring.



Bathroom

6'5" x 5'6" (1.976 x 1.697)

Upvc double glazed window to rear, paneled bath with shower over, shower screen, low level W.C, wash hand basin, fully tiled over bath and splash back over sink, chrome towel rail, laminate flooring.



Bedroom Three

7'7" x 7'4" (2.325 x 2.241)

Upvc double glazed window with blinds to rear, plastered walls, artex ceiling, central light, radiator, laminate flooring.



EXTERNAL



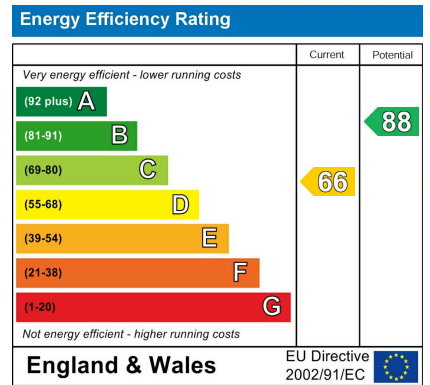
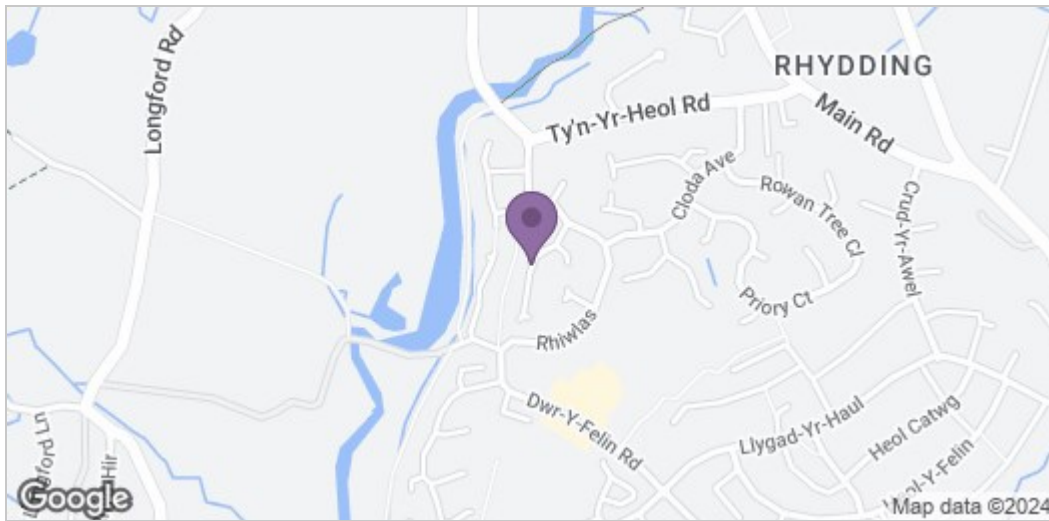
Front Garden

Pathway leading to front door with mature bushes, large driveway with side access to rear garden.

Rear Garden

Access from front of property through side gate to rear garden. Fully enclosed with fencing and decking, patio and grassed area with steps leading down to large garden shed.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.