

£400,000
Freehold



THOMAS CONNOLLY
ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT



Summary of Property

Thomas Connolly Estate Agents are delighted to present this four bedroom detached family home situated in the sought after location of Neath Hill, offering numerous amenities including schools, shops, shopping centres, traffic links.

Accommodation briefly comprises; entrance hall, cloakroom, a family kitchen diner / dining room, and sitting room. First floor accommodation offers; four bedrooms and a family bathroom. Outside there is an enclosed garden to the rear featuring a patio with gated access. To the front there is a driveway providing off road parking for several vehicles leading to a single garage. The property further benefits from double glazing, gas to radiator heating and is offered for sale with no upper chain.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Room Descriptions

ENTRANCE HALL

CLOAKROOM

SITTING ROOM

11' 4" x 21' 5" (3.45m x 6.53m)

KITCHEN

11' 3" x 11' 4" (3.43m x 3.45m)

CONSERVATORY

10' 6" x 9' 5" (3.20m x 2.87m)

FIRST FLOOR

BEDROOM ONE

11' 8" x 9' 3" (3.56m x 2.82m)

BEDROOM TWO

9' 4" x 8' 2" (2.84m x 2.49m)

BEDROOM THREE

11' 8" x 8' 3" (3.56m x 2.51m)

BEDROOM FOUR

7' 7" x 6' 6" (2.31m x 1.98m)

BATHROOM

FRONT AND REAR GARDENS

SINGLE GARAGE

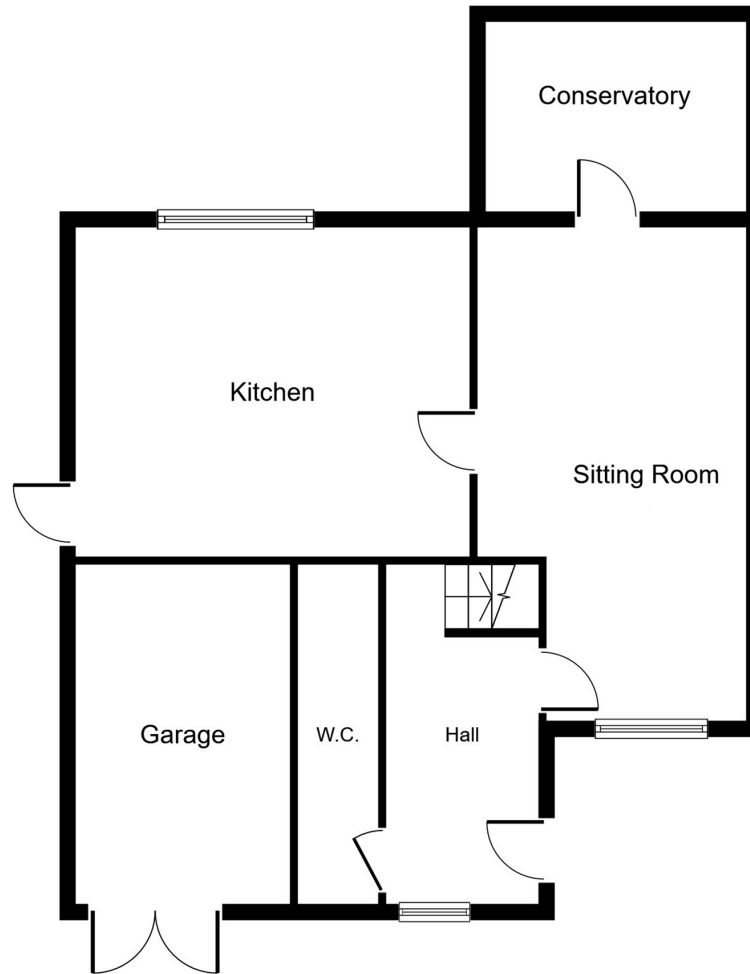
PLEASE NOTE

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise prospective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor

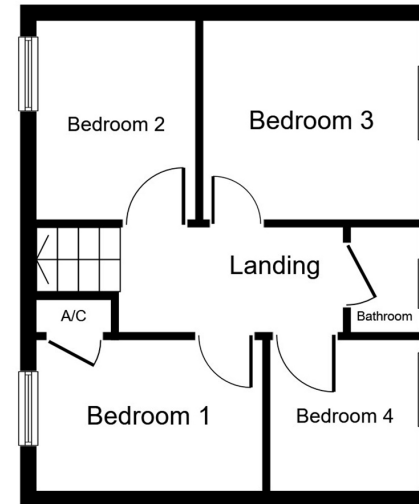


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Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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