



5 Firwood Close, Neath, SA10 7UR

Asking Price: £274,950

- Beautifully Presented Detached • Three Bedrooms Bungalow
- Two Reception Rooms
- Popular And Sought After Residential Area
- Good Size Enclosed Rear Garden
- Quiet Cul-de-Sac Location
- Modern Fitted Kitchen and Bathroom
- Driveway Parking
- Single Garage



Entrance Porch

Entered via double glazed side door with matching glazed side panels giving access to porch with ceramic tile flooring and inner door to:-

Lounge

A comfortable and spacious light and airy room with feature cast iron wood burner upon slate hearth, textured ceiling with coving, ceiling rose, door to hallway, double glazed window to front aspect and opening to:-

Dining Room

With light oak effect laminate flooring, double glazed window to front aspect and opening to:-

Family Bathroom

A three piece modern suite in white comprising panel bath, wash hand basin, low level W.C, fully tiled walls, ceramic tile flooring, inset spot lighting, heated chrome towel rail and double glazed frosted window to side aspect.

Kitchen

A well appointed and fitted modern kitchen with a range of matching base and wall units in butter milk with chrome handles, wood effect roll top work surface space and preparation area incorporating single drainer sink unit with hot and cold mixer taps over, built in fan assisted electric cooker, 5 ring gas hob and stainless steel extractor canopy over, space for fridge freezer, plumbing for automatic washing machine, light oak effect laminate flooring, double glazed window and door to side aspect and further door back to hallway.

Inner Hallway

With attic hatch, built in storage cupboard space and doors to:-

Bedroom One

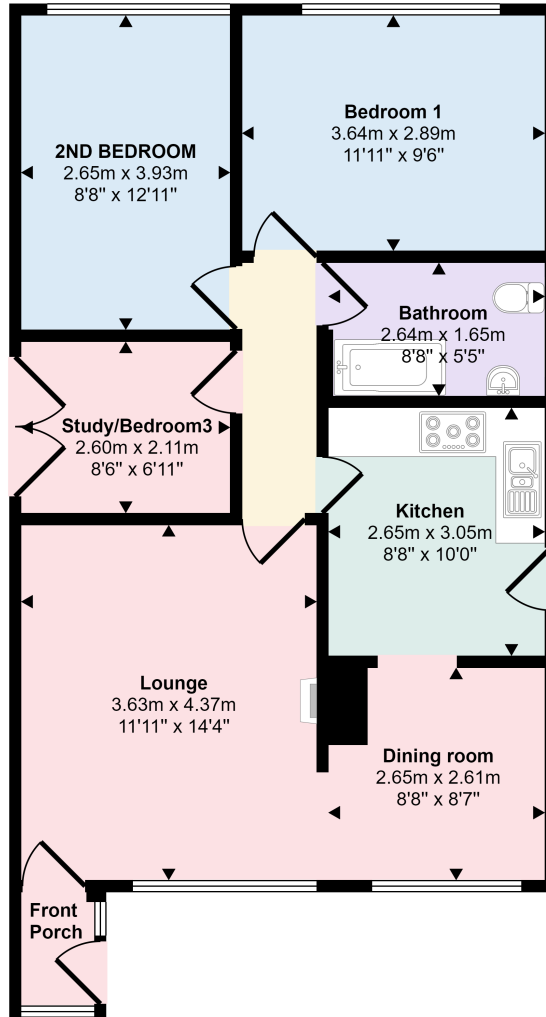
With fitted mirrored wardrobes, textured ceiling and double glazed window looking onto rear garden.

Bedroom Two

With wardrobes, textured ceiling and double glazed window looking onto rear garden.



Approx Gross Internal Area
70 sq m / 754 sq ft



Floorplan

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

