



## Llwyn Helyg, £160,000

- No Onward Chain!
- Off Road Parking
- Sought after location
- Two double bedrooms
- EPC Rating: C



 2  1  1



## About the property

A beautifully presented two-bedroom purpose-built coach house, offered for sale with no onward chain, and situated in the popular location of Llwyn Helyg, Waunceirch.

Conveniently located to renowned schools including Waunceirch primary school, Dwr-Y-Felin Comprehensive school and Neath College with excellent links to the A465 linking to the M4 corridor and A470!

The home is approached through a welcoming entrance hallway with added utility space, side access and a staircase rising to the main living space. Additionally, off road parking is on offer with this coach house.

To the upper floor, the property comprises a spacious and light open-plan lounge/diner and a fitted kitchen offering ample storage and worktop space. There are two well-proportioned double bedrooms, along with a modern fitted bathroom.

Early viewings are recommended to appreciate the accommodation and location on offer!





## Accommodation

### Lounge/Diner

17' 8" x 13' 7" ( 5.38m x 4.14m )

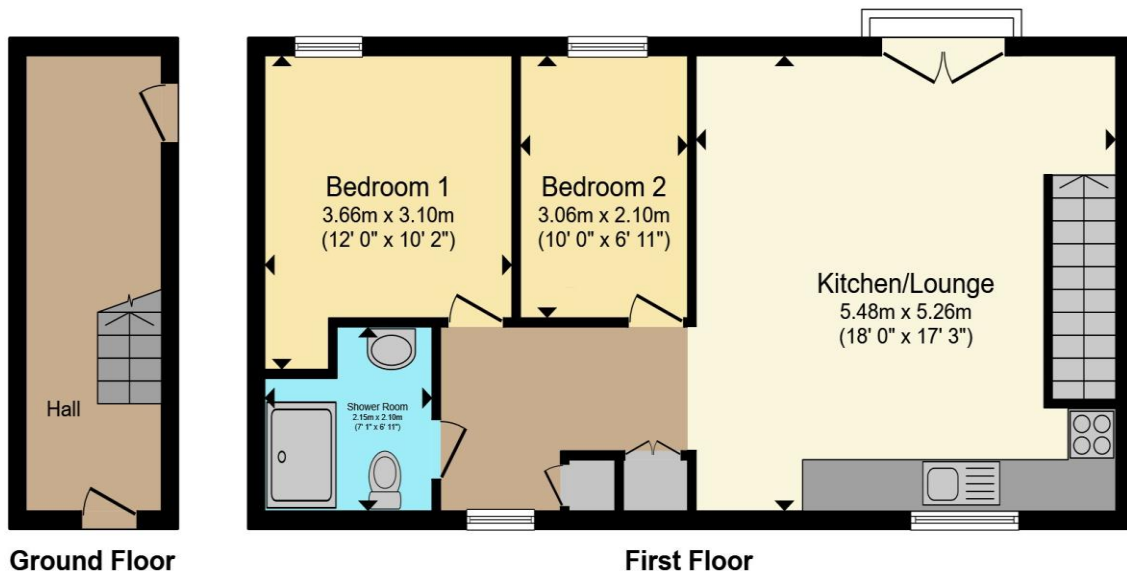
### Bedroom One

10' 1" x 10' 4" ( 3.07m x 3.15m )

### Bedroom Two

6' 9" x 10' ( 2.06m x 3.05m )

## Floorplan



Total floor area 65.6 m<sup>2</sup> (706 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.