

20 Leonard Street, Neath, Glamorgan, SA11 3HN

Offers In The Region Of £224,950

Situated on a level location close to local schools, the popular Gnoll Country Park and a short distance from all amenities and facilities at Neath Town Centre, a mid-terraced family home that has been tastefully improved and modernised to a very high standard by the present owner, offering spacious accommodation over 3 floors to include 2 good size reception rooms, beautiful kitchen/dining room with wood burner, cloakroom to the ground floor, 2 bedrooms and stunning bathroom to the first floor and attic room suitable as playroom, office or storage room, externally, there is a back garden and enclosed low maintenance garden with patio area and artificial grass, viewing is highly recommended to appreciate the finish in this lovely property.

Main dwelling



Composite front door into inner hall

Hallway



Wooden floor, original ceiling features, radiator.

Living room 12'3 x 13'4 (into bay) (3.73m x 4.06m (into bay))



Wooden flooring, coving, feature fireplace, radiator and bay window to front.



Lounge 8'9 x 11'7 (2.67m x 3.53m)



Wooden flooring, coving, fireplace and radiator, door into utility room and door into garden.



Cloakroom downstairs w/c (understairs w/c)

Low level w/c and sink with mixer tap, heated towel rail.

Kitchen/diner 11'4 x 9'2 (3.45m x 2.79m)



"A beautiful, modern family kitchen and dining room

featuring sleek porcelain floor tiles and stylish light grey wall and base units. The space is both functional and elegant, offering room for a washing machine and a fridge/freezer. The kitchen is equipped with a seven-ring gas hob, an electric oven, and an extractor fan overhead. A charming butler's sink with a mixer tap adds character, while a corner pantry with built-in shelving provides ample storage. This kitchen is the perfect blend of modern design and practicality, ideal for family living and entertaining."



Dining area 8'9 x 9'1 (2.67m x 2.77m)



Feature radiators, log burner, breakfast bar, patio doors to garden.

Landing



Stairs to the attic room.

Bedroom 1 10'1 x 12'8 (3.07m x 3.86m)



Built in wardrobes, 2 windows to front, feature panelling and radiator.



Bedroom 2 9'7 x 11'9 (2.92m x 3.58m)



Built in wardrobe, window to back, laminate flooring and radiator.



Bathroom 8'9 x 11'8 (2.67m x 3.56m)



Walk in shower partially tiled, tiled flooring, low level w/c, bath with feature tap, heated towel rail, cupboard housing boiler and storage, wooden sink surround with mixer tap, window to back.



Attic room 14'2 x 14'9 (into eaves) (4.32m x 4.50m (into eaves))



Converted attic space, 2 Velux windows, radiator.

Garden



Paved area, artificial grass area, shed and gated access to rear.



Drone

Agents notes

Conservation Area - No

Flood Risk - No Risk

Floor Area - 1,270 ft² / 118 m²

Plot size - 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

Agents notes

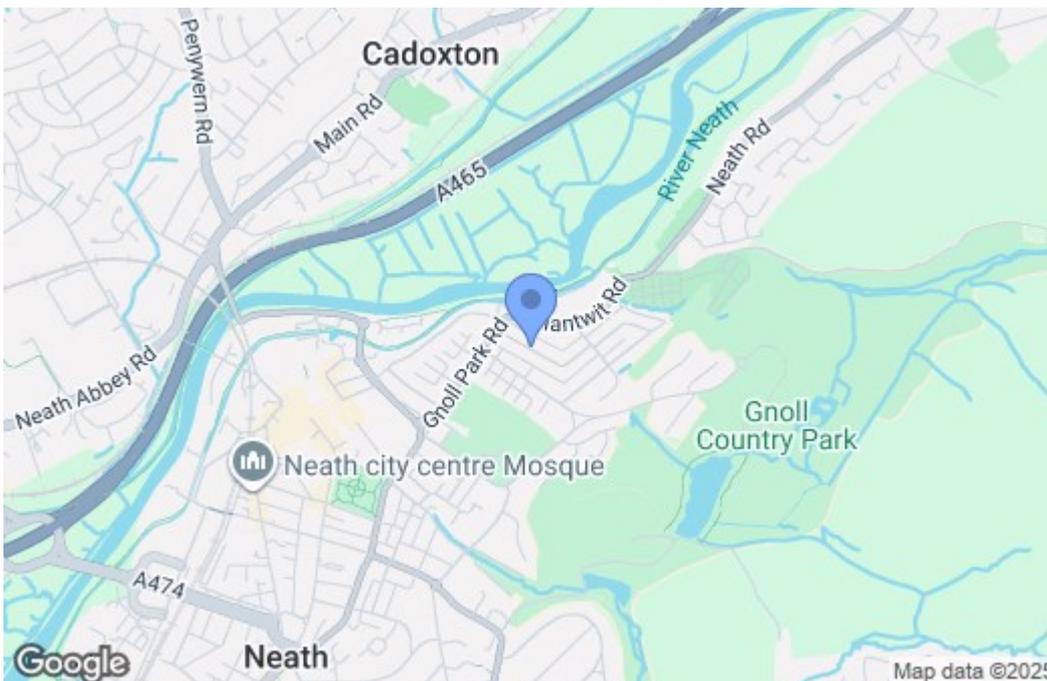
Neath Port Talbot Council Tax Band: B

Annual Price: £1,774 (min)

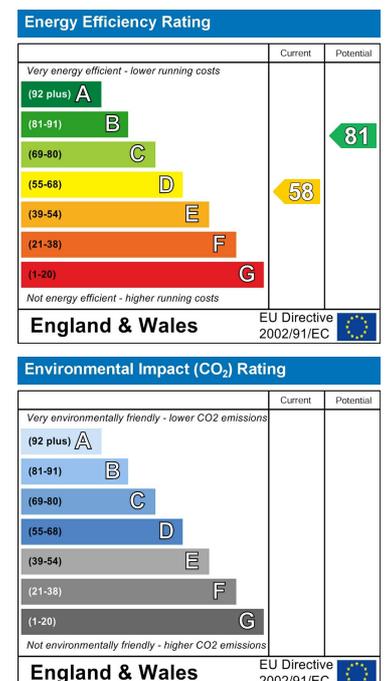
Floor Plan



Area Map



Energy Efficiency Graph



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