

## 6 Gardners Lane, Neath, SA11 2AA

**Guide Price £100,000**

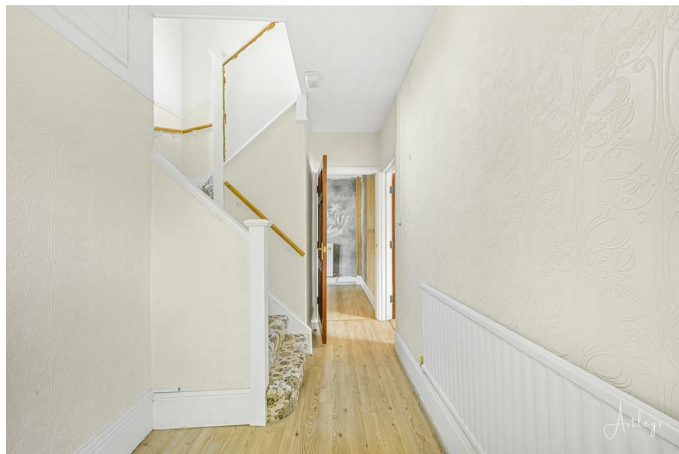
\*\*\*TO BE SOLD VIA ASTLEYS ONLINE AUCTION OPENING DATE 10/12/25 AT 11:AM AND CLOSES ON 11/12/25 11:AM. Situated on Gardeners Lane in Neath, this semi-detached house presents an excellent opportunity for families or investors looking to create their dream home. Set on a generous corner plot, the property is conveniently located just a short distance from the vibrant Neath Town Centre. The spacious accommodation would require a programme of renovation but offers great potential. The property is spread over two floors, to include entrance that leads to a cloakroom. The ground floor boasts a large living room, perfect for family gatherings, alongside a dining room that offers ample space for entertaining. The kitchen, while in need of modernisation, provides a functional area for culinary pursuits. Upstairs, you will find three well-proportioned bedrooms, ideal for family living, as well as a 4 piece bathroom. This layout offers great potential for personalisation and improvement, allowing you to tailor the space to your own tastes and requirements. Externally, the property features good-sized gardens to both the front and rear, offering a wonderful opportunity for outdoor enjoyment and gardening enthusiasts. Additionally, the side driveway provides off-road parking for several vehicles, leading to a single detached garage, enhancing the practicality of this family home.



## Main dwelling

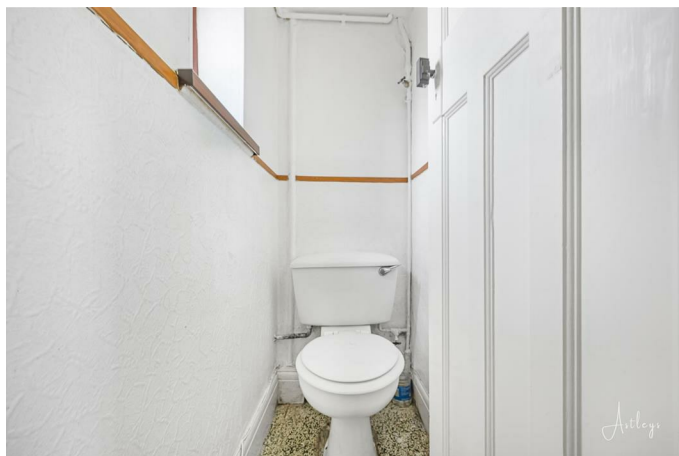
Side pvc entrance door into:

Entrance hallway 13'8" x 8'7" (4.17m x 2.62m)



With cushion flooring, radiator, stained glass window to side, stairs to first floor.

Cloakroom 4'1" x 2'3" (1.24m x 0.69m)

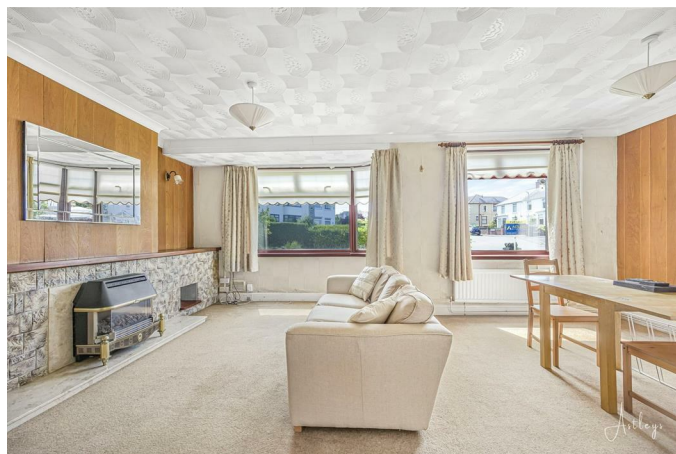


With low level w.c., tiled floor, double glazed window to rear.

Living room 21'5" x 11'8" (6.53m x 3.56m)



With stone feature fireplace incorporating fitted electric fire (not tested), double glazed bay window and flat window to front, radiator, coved ceiling.

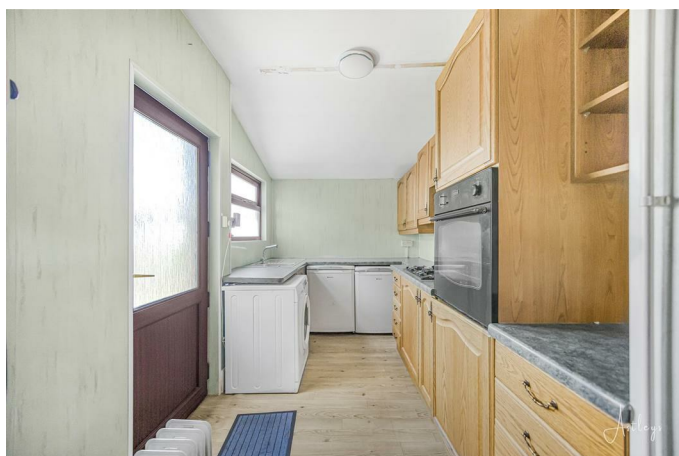


**Dining room 8'8" x 7'9" (2.64m x 2.36m)**

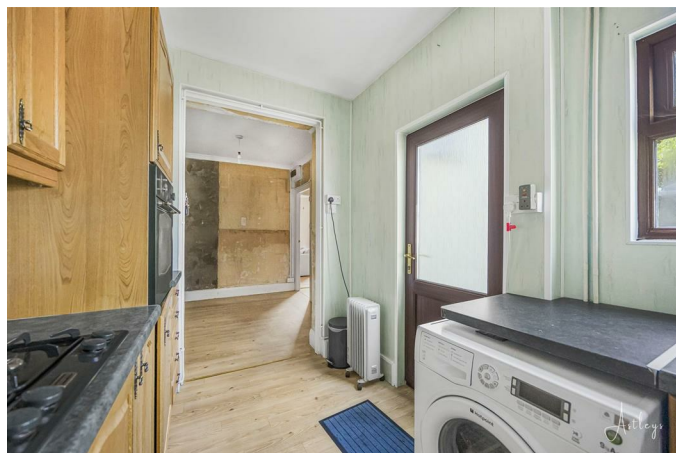


With walk-in pantry with fitted shelving and small window to rear, cushion flooring, radiator, opening to:

**Kitchen 11'1" x 10'9" (3.38m x 3.28m)**



With basic range of base and wall units in oak effect with work surfaces, fitted electric oven (not tested), separate gas hob with extractor over, space for all appliances, stainless steel sink unit, double glazed window and door to rear garden.



**FIRST FLOOR**

**Half landing area**

With stained glass window to rear.

**Landing area 11'0" x 8'7" (3.35m x 2.62m)**

**Bedroom one 15'3" x 11'2" (4.65m x 3.40m)**



With double glazed bay window to front, radiator, picture rail.

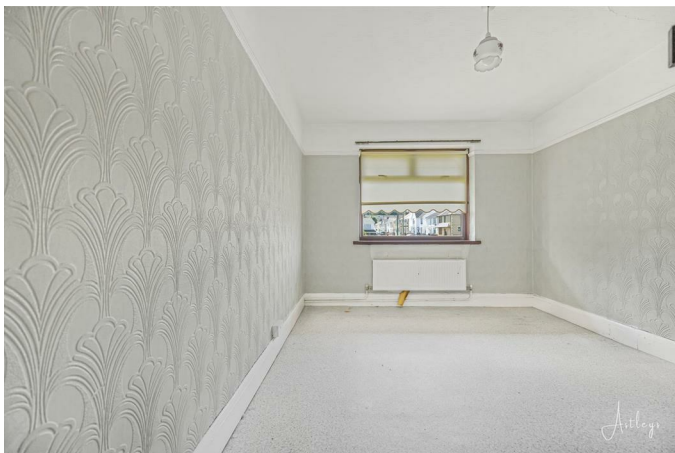




**Bedroom two 11'8" x 9'8" (3.56m x 2.95m)**



With double glazed window to front, radiator, picture rail.



**Bedroom three 8'7" x 6'9" (2.62m x 2.06m)**



With double glazed window to rear, radiator, picture rail.

**Bathroom/w.c. 8'7" x 7'9" (2.62m x 2.36m)**



4 piece suite in white comprising panelled bath with shower over, w.c., wash hand basin, shower cubicle, respatex to walls, two double glazed windows to rear, coved ceiling, radiator, built-in airing cupboard.



**Outside**



Front garden laid to lawn. Side driveway providing off-road parking for several vehicles, leading to single attached garage with personal access door. Side access gate to enclosed rear garden which is laid to patio and further uncultivated garden area. Outside water tap.



**Detached garage**



**View from first floor**





### Drone photograph



your card. Only the successful bidder will be charged. The release of the holding fee for unsuccessful bidders may take in excess of seven days.

### AGENTS NOTE

Council Tax Band C £2170

### AGENTS NOTE

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

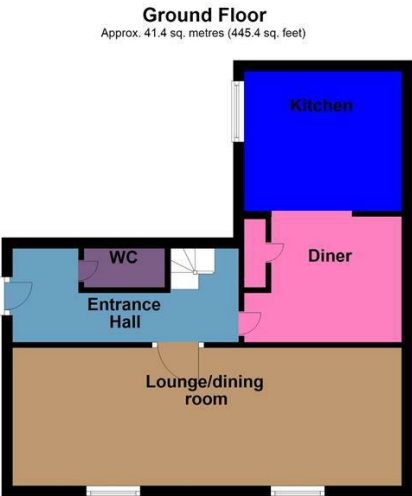
Virgin

### Agents notes

Auction fees: The sale of each lot is subject to a buyer's premium of 1.5% of the purchase price (subject to a minimum of £500) including VAT unless otherwise stated. in addition to the sale price

Please be advised that to successfully register for the auction, you will be required to supply card details in order for a holding fee of £5000.00 to be placed on

Floor Plan

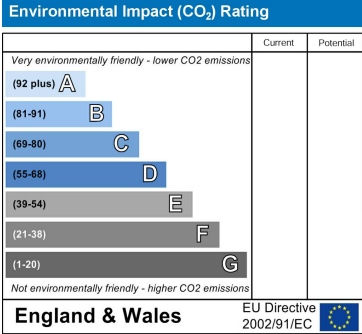
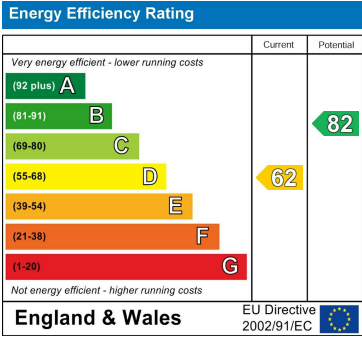


Total area: approx. 73.1 sq. metres (787.3 sq. feet)

Area Map



Energy Efficiency Graph



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