



**5 Lewis Road, Neath, SA11 1DZ**

**Offers In The Region Of £130,000**



## Main Dwelling

Enter via PVC door into:

**Porch 5'64 x 3'86 (1.52m x 0.91m)**

With coved ceiling and door into:

**Hallway 20'69 x 3'74 (6.10m x 0.91m)**



With stairs to first floor, radiator and coved ceiling.

**Lounge 11'80 x 11'72 (3.35m x 3.35m)**



Cosy lounge with window to front, radiator and coved ceiling.



**Second reception room 12'88 x 11'96 (3.66m x 3.35m)**



With window to rear, gas fire (not tested), coved ceiling and radiator.

**Kitchen 11'46 x 9'62 (3.35m x 2.74m)**



Fitted with base and wall units with coordinating work surfaces to include; stainless steel sink and drainer, part tiled walls, tiled flooring, radiator, electric cooker, space for fridge/freezer and window to side.



**Landing 15'46 x 6'41 (4.57m x 1.83m)**



With attic hatch.

**Bedroom one 9'38 x 12'63 (2.74m x 3.66m)**



Double bedroom with radiator and window to front.





**Bedroom two 11'83 x 9'90 (3.35m x 2.74m)**



Double bedroom with window to rear and radiator.



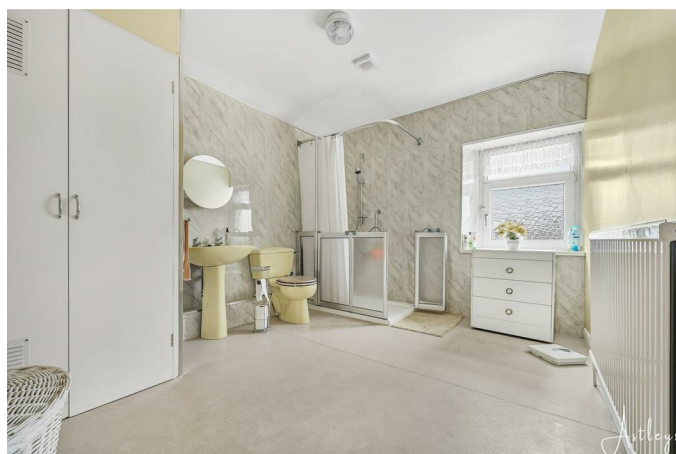
**Bedroom three 6'34 x 8'36 (1.83m x 2.44m)**



With window to front and radiator.



**Wet room 11'62 x 9'63 (3.35m x 2.74m)**



Fitted with three piece to include, low level wc, pedestal wash hand basin, walk in shower, cushioned flooring, cupboard housing boiler, window to rear and radiator.



## Outside



Enclosed rear garden offering laid to lawn and patio area.



## Property information

Property is unregistered so any potential buyer can register the property but would need to be advised by a Solicitors on information on how to proceed.

## Agents Notes

Local Authority: Neath Port Talbot

Council Tax Band: B

Annual Price: £1,898

Conservation Area : No

Flood Risk:

River : Very low

Seas : Very low

## Agents Notes

Mobile coverage:

EE

Vodafone

Three

O2

Broadband

Satellite / Fibre TV Availability:

BT

Sky

Virgin

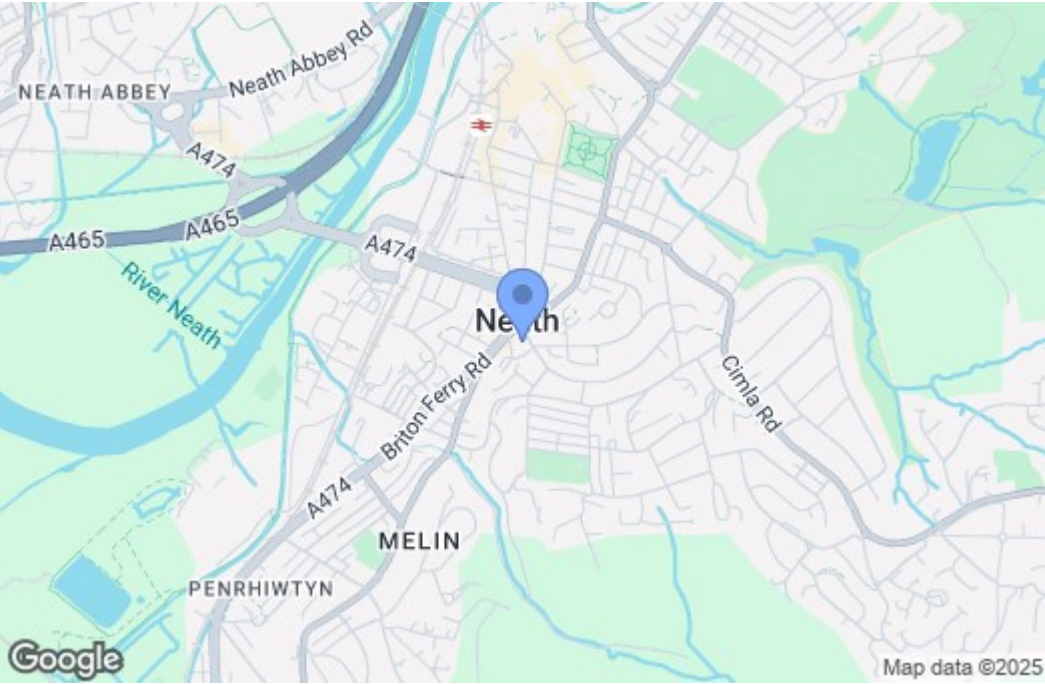


Floor Plan

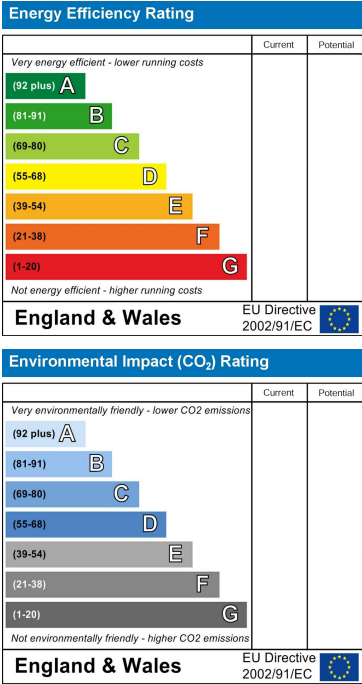


Total area: approx. 83.2 sq. metres (896.0 sq. feet)

Area Map



Energy Efficiency Graph



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