

76 Gnoll Park Road, Neath, SA11 3DD

Price £239,950

This traditional property offers exceptional living accommodation throughout and is perfect for those looking to put their own stamp on a home, with some updating required. Boasting three generous double bedrooms and a fourth attic bedroom, the home also features three reception rooms, a well-proportioned kitchen, Cellar, a shower room with utility area, and a family bathroom.

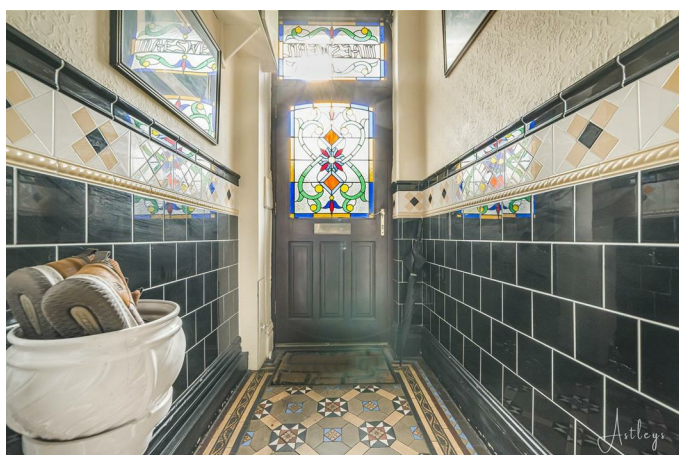
Externally, you'll find a level, enclosed rear garden and the added benefit of a double garage. Ideally located within walking distance of Neath town centre and the beautiful Gnoll Country Park. Offered with vacant possession, this is a fantastic opportunity not to be missed.

Main dwelling



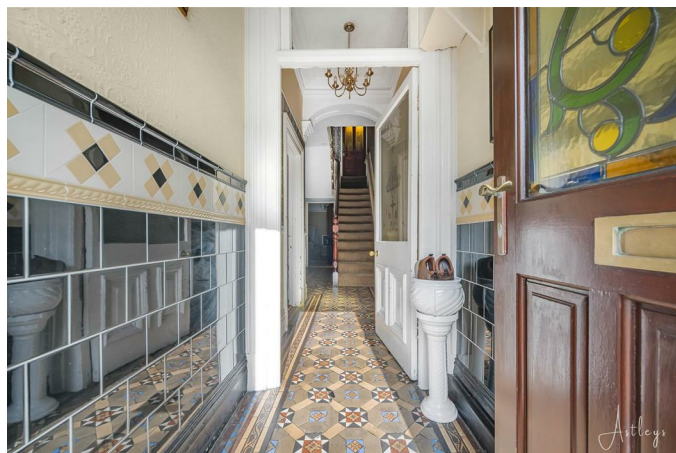
Entrance door into porch;

Porch



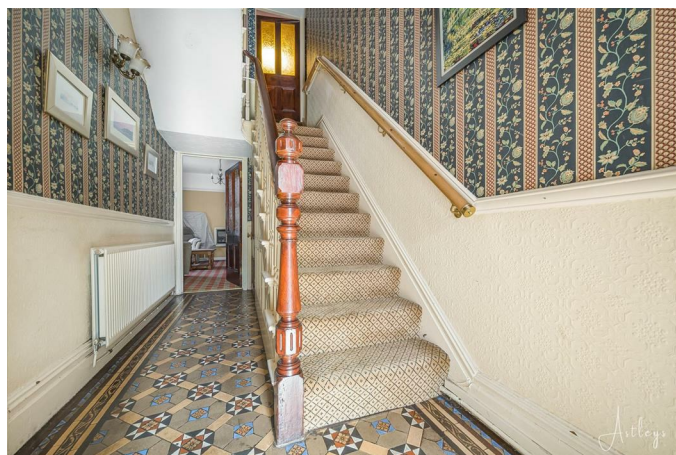
With tiles to walls with a feature border, glass door into main hallway.

Hallway 18'03 x 13'7 (5.56m x 4.14m)



Stairs to first floor, original tiled flooring, recess, ornate coving, feature plaster arch, dado rail and radiator.

Stairs to first floor



Lounge 16'49 x 14'9 (4.88m x 4.50m)



Spacious lounge with bay window to front, wooden feature fire surround incorporating gas fire, two recess storage cupboards with glass storage cupboards above and below, double doors leading to the dining room and radiator.

Lounge



Dining room



With bay window to rear, two recess cupboards with glass display cabinets and storage beneath and radiator.

Sitting room 13'14 x 11'71 (3.96m x 3.35m)



Window to side, door leading down to cellar and radiator.

Sitting room



Kitchen/breakfast room



Cellar

Accessed from the third reception, steps leading down with original slate slabs.

Kitchen/breakfast room 14'05 x 11'8 (4.39m x 3.56m)



The kitchen is fitted with cream-fronted units and would benefit from some updating. Features include a built-in oven and microwave, gas hob with extractor hood above, and a stainless steel sink with drainer and mixer tap. An under-unit fridge is also integrated. Wood-effect worktops, brick-style tiled splashbacks, with tiled flooring throughout. Additional features include a tall slim radiator and sliding patio doors providing access to the rear garden. A door from the kitchen leads to the bathroom and utility room.

Downstairs bathroom/Utility 9'03 x 4'09 (2.82m x 1.45m)



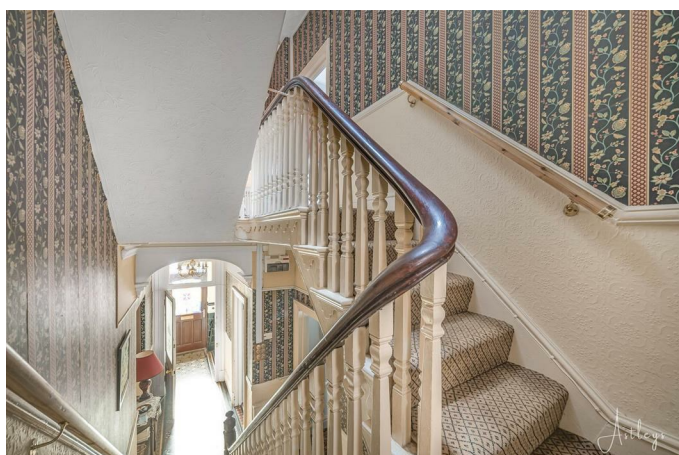
Fitted with shower cubicle, low level WC, vanity wash hand basin, tiled to floors, window to side and radiator.

Utility room

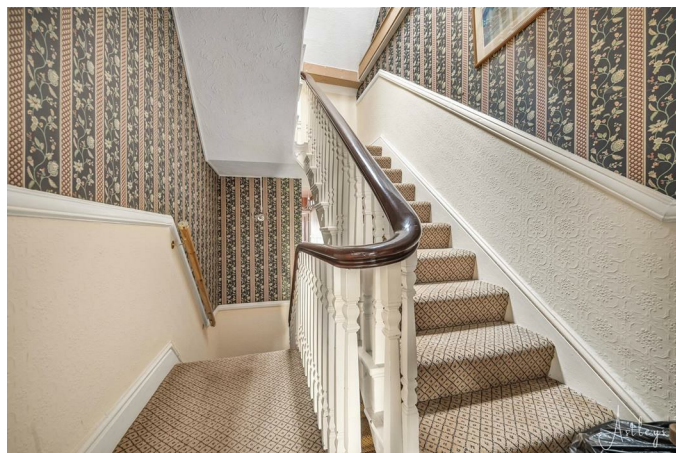


Base and wall units, tiled to floors, coved ceiling with spotlights, door to rear garden.

First floor



Landing 17'04 x 3'6 (5.28m x 1.07m)

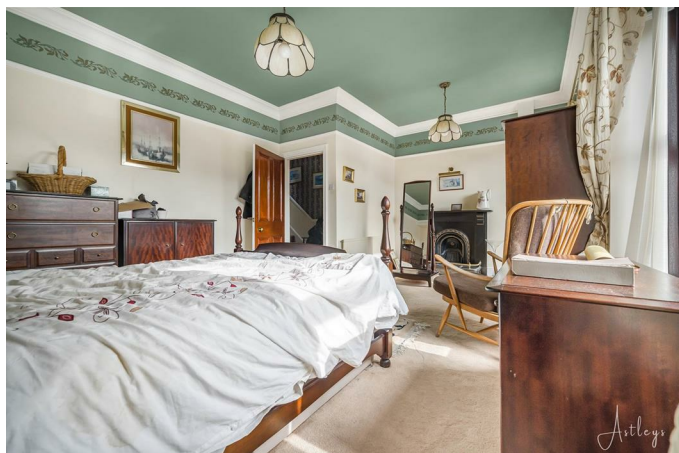


Bedroom one 18'6 x 12'90 narrowing to 8'98 (5.64m x 3.66m narrowing to 2.44m)



Lovely size room with two windows to front and radiator x 3, original cast iron fireplace, with hearth and coved ceiling.

Bedroom one



Bedroom two 13'30 x 11'82 (3.96m x 3.35m)



Double room with window to rear, two built-in-cupboards and radiator.

Bedroom three 12'34 x 11'12 (3.66m x 3.35m)



Double room with storage cupboard, window to rear and radiator.

Bedroom three



Bathroom 16'6 x 7'25 (5.03m x 2.13m)

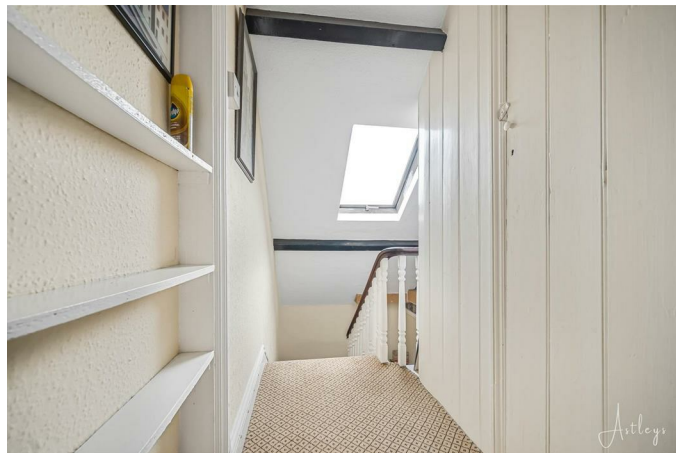


Great size room with panel bath, separate shower cubicle, vanity wash hand basin, low level WC window to side, half tiled to walls and radiator.

Bathroom



Second floor



Attic bedroom 18'59 x 22'07 (5.49m x 6.88m)



With window to front and rear offering plenty of natural light flooding through and radiator.

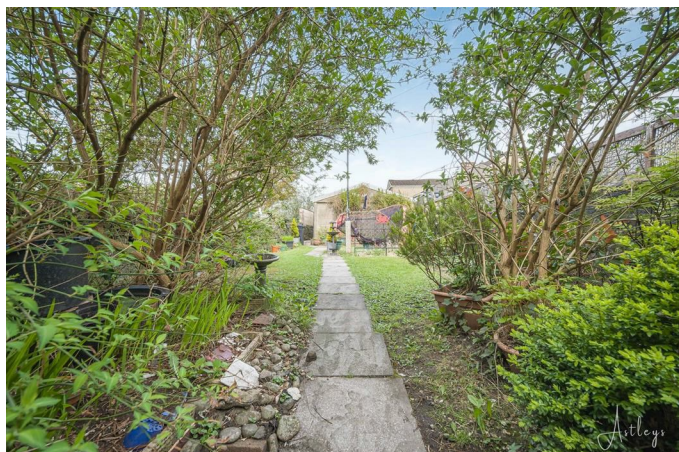
Attic bedroom



Rear garden



Rear garden



Level and enclosed rear garden full of shrubs and bushes, double garage to the bottom of the garden, outside water tap to front and rear.

Rear garden



Double Garage



With electric remote control doors, window and door, rear lane access.

Front garden



Drone



Drone



Services

Conservation Area

No

Flood Risk

England Only

Floor Area

2,077 ft² / 193 m²

Plot size

0.08 acres

Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
17 Mbps
Superfast
80 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

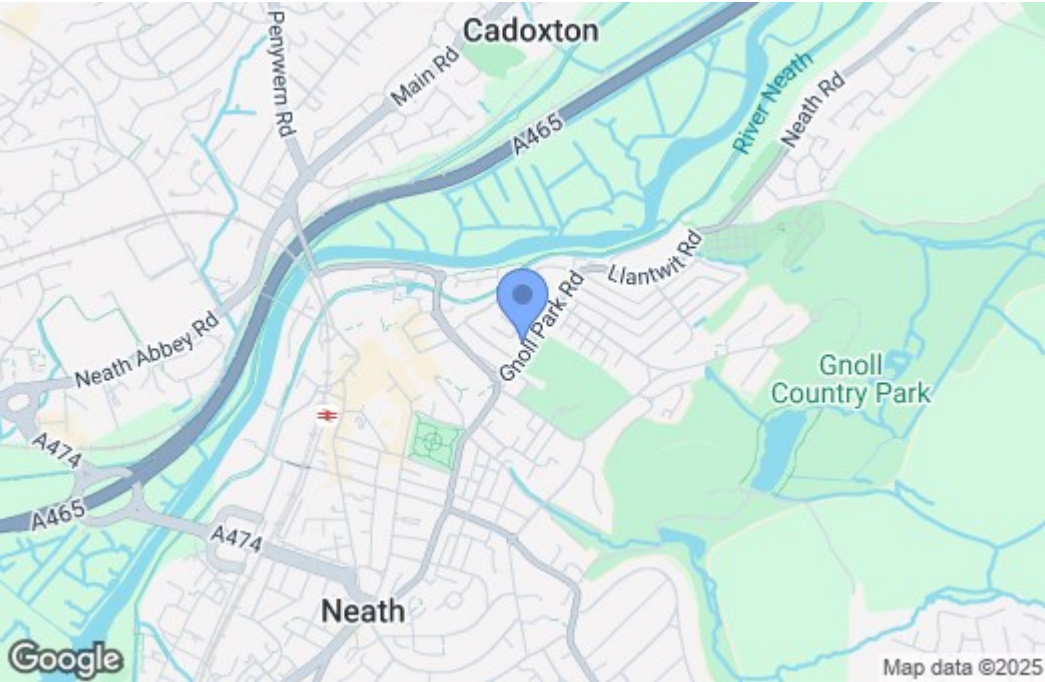
Council tax

Council Tax
Band:
D
Annual Price:
£2,441

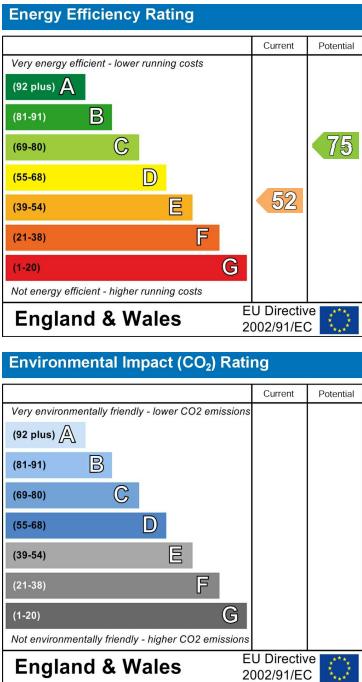
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.