



74 Wellfield Avenue, Neath, SA11 1AX

Offers In The Region Of £139,950

This delightful property is an excellent opportunity for first-time buyers, families, or investors seeking a comfortable and convenient living space. Positioned on a level plot, the house is just a short stroll from the town centre, ensuring easy access to local schools, amenities, and essential services. Upon entering, you are greeted by a welcoming living room, a perfect haven for relaxation or entertaining guests. The heart of the home is undoubtedly the well-appointed kitchen/dining room, making it an inviting space for all. Adding to the practicality of this home is a ground-floor wet room, enhancing convenience for busy households. As you ascend to the first floor, you will find two well-proportioned bedrooms, each offering ample space for rest and storage. The newly installed first-floor bathroom is generously sized and features a modern layout, catering to the needs of a family. The rear garden is a delightful outdoor retreat, providing a good-sized area.

Main dwelling



Bedroom 1 (virtual staging)



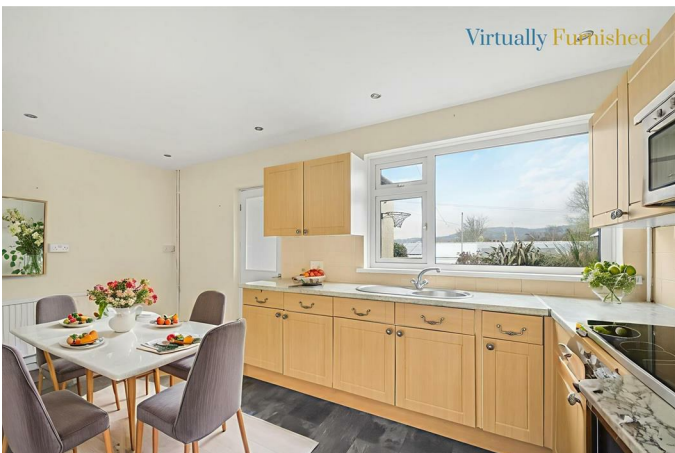
Lounge (Virtual staging)



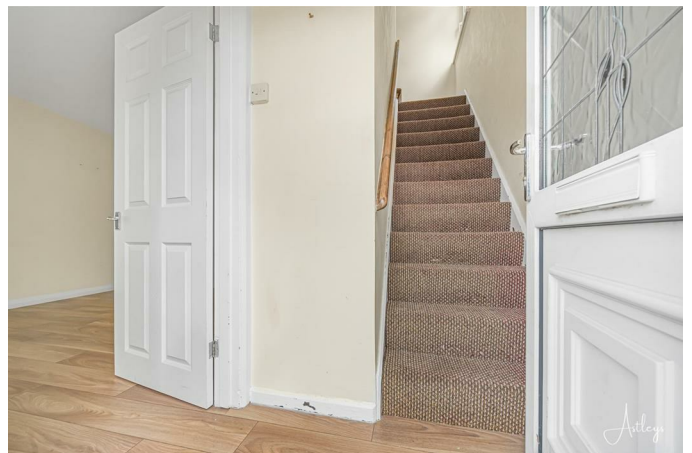
Bedroom 2 (Virtual staging)



Kitchen (Virtual staging)



Double glazed front entrance door into:



Small entrance hallway 10'6" (to top of stairs) x 4'7"
(3.20m (to top of stairs) x 1.40m)



With radiator, laminate flooring, stairs to first floor.

Lounge 15'2" x 13'4" (4.62m x 4.06m)



With laminate flooring, double glazed bay window to front, radiator, understairs storage cupboard.



Kitchen 16'6" x 9'5" (5.03m x 2.87m)



Fitted with a range of base and wall units in beech colour with green marble effect work surfaces, stainless steel bowl style sink, space for washing machine, fridge/freezer and cooker, wall mounted gas boiler, tile effect laminate flooring, part tiled walls, double glazed window to rear, two radiators, spotlights to ceiling.



Lobby area 4'4" x 3'7" (1.32m x 1.09m)



With built-in cupboard, tile effect laminate flooring, double glazed door to rear garden.

Wet Room 6'7" x 5'6" (2.01m x 1.68m)



With walk-in shower, w.c., wash hand basin, fully tiled walls and floor, radiator, spotlights to ceiling, double glazed window to rear.



Landing area 7'2" x 2'7" (2.18m x 0.79m)



With double glazed window to side.

Bedroom 1 16'7"(widest point) x 11'3" (5.05m(widest point) x 3.43m)



With double glazed window to front, radiator.



Bedroom 2 11'3" x 9'1" (3.43m x 2.77m)



With double glazed window to rear, radiator.

Bathroom/w.c. 9'3" x 7'3" (2.82m x 2.21m)



With 3 piece suite in white comprising panelled bath with shower attachment to taps, w.c., wash hand basin, tile effect laminate flooring, part tiled walls, spotlights to ceiling, radiator, double glazed window to side.



Outside



Front garden area. Side access gate to good size garden to rear which comprises paved and concrete patio areas, lawns, mature trees and shrubs and timber garden shed. Outside water tap.



Rear garden



Front garden



Drone



Agents notes

Neath Port Talbot Council Tax Band: B

Annual Price: £1,774 (min)

Agents notes

Local Authority

Neath Port Talbot

Council Tax

Band:

B

Annual Price:

£1,774 (min)

Conservation Area

No

Flood Risk

England Only

Floor Area

0 ft 2 / 0 m 2

Plot size

0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

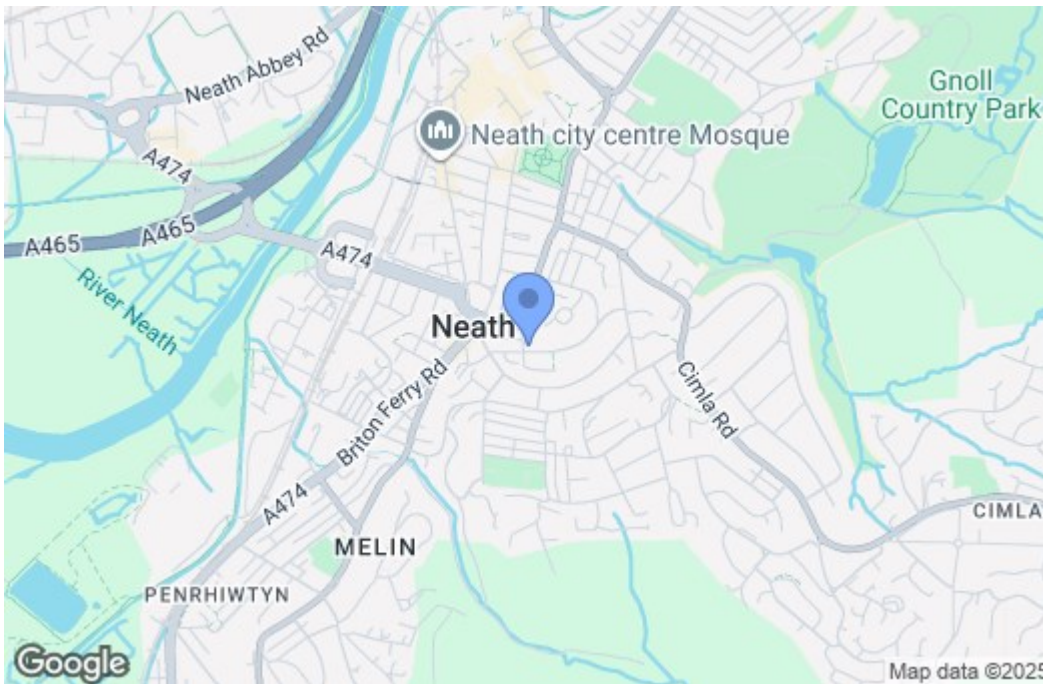
15 Mbps
Superfast
58 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

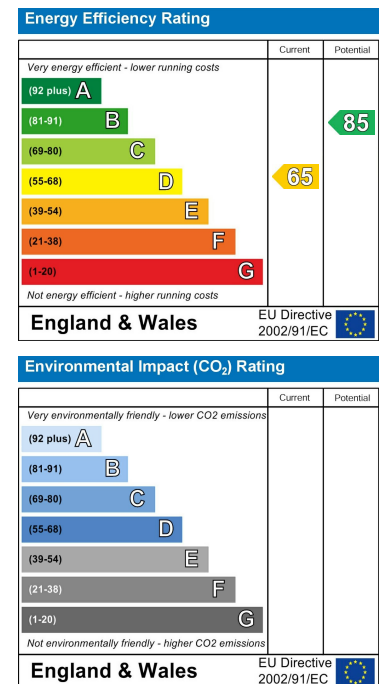
Floor Plan



Area Map



Energy Efficiency Graph



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