

21 High Street, Neath, SA11 3NB

£95,000

Situated on a level convenient location within walking distance of all amenities, facilities and transport links at Neath Town Centre, close to local schools, the popular Gnoll Country Park and affording easy access for the M4 motorway. An end-terraced property which would benefit from some modernisation, offering accommodation over 2 floors to include lounge/dining room, basic kitchen and bathroom/w.c. to the ground floor and 2 bedrooms to the first floor. Outside, there is a long level garden to the rear, with paved area. There is JKW in the garden with a 5 year treatment plan already in place. Offers vacant possession.

Main dwelling

Entrance

Upvc door leading straight into the lounge/dining room.

Lounge/dining room 15'21 x 13'79 (4.57m x 3.96m)

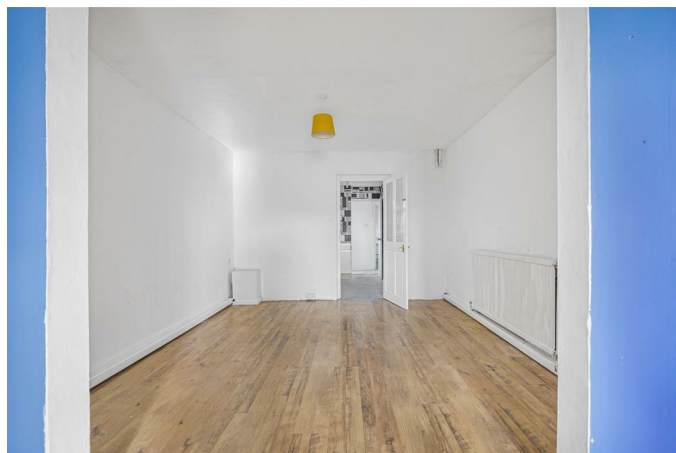


Open-plan lounge/dining room with arch dividing, stairs to first floor, laminate flooring, window to front and radiator.

Lounge/dining room



Lounge/dining room



Kitchen 12'52 x 9'24 (3.66m x 2.74m)



Basic fitted kitchen with base and wall units would require updating, sink drainer, window to side and opening to inner lobby.

Inner lobby 6'48 x 3'24 (1.83m x 0.91m)

Upvc side access door and door to downstairs family bathroom.

Bathroom 10'79 x 6'04 (3.05m x 1.93m)



Fitted suite to include; panel bath, low level WC, pedestal wash hand basin, window to side.

First floor

Bedroom one 16'32 x 10'72 (4.88m x 3.05m)



Double room with window to rear.

Bedroom two 13'05 x 13'84 (4.09m x 3.96m)



Double room with window to front rear and radiator.

Rear garden

Enclosed level rear garden, with gated access to side. There is JKW to the rear garden with a 5 year treatment plan already in place and documentation on this is held at the Neath office.

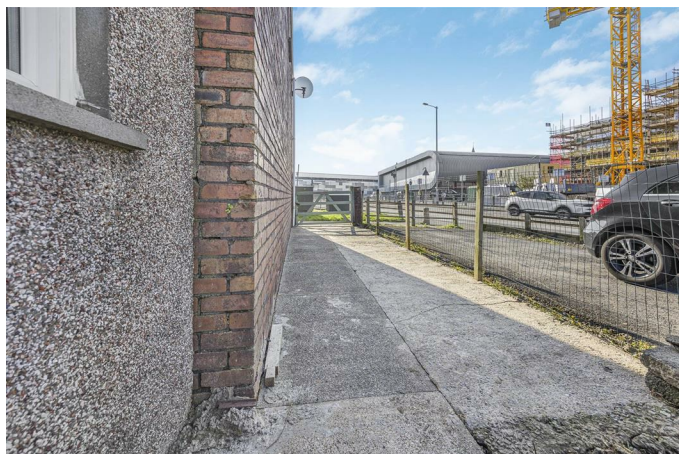
Rear garden



Rear garden



Side access



Services

Conservation Area

No

Flood Risk

England Only

Floor Area

678 ft 2 / 63 m 2

Plot size

0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

23 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

Council tax

Council Tax

Band:

B

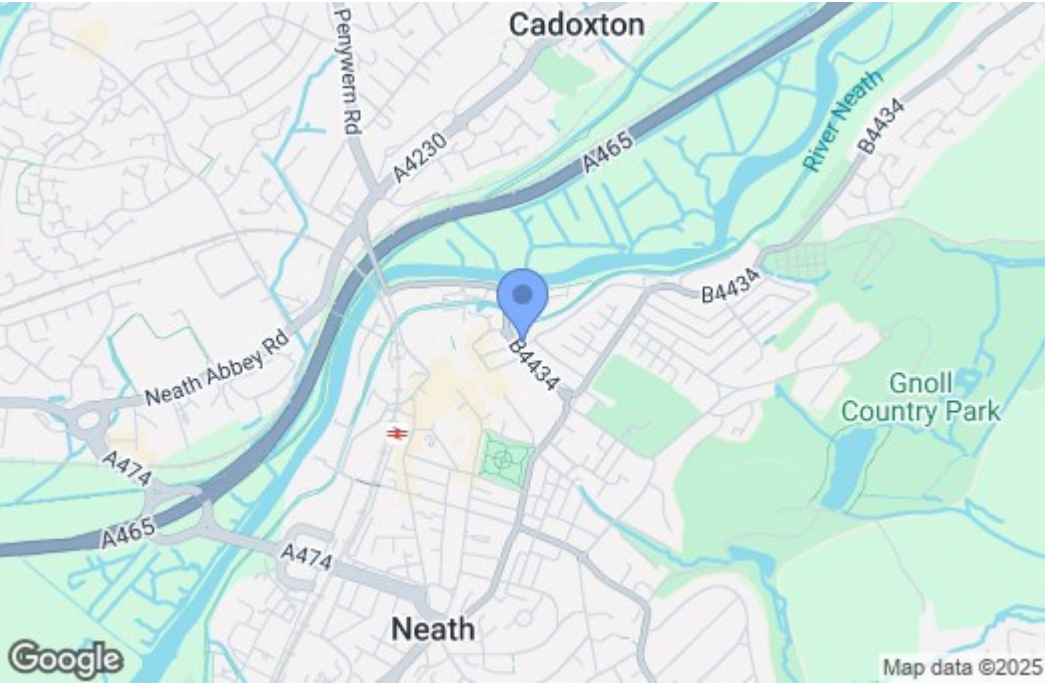
Annual Price:

£1,774 (min)

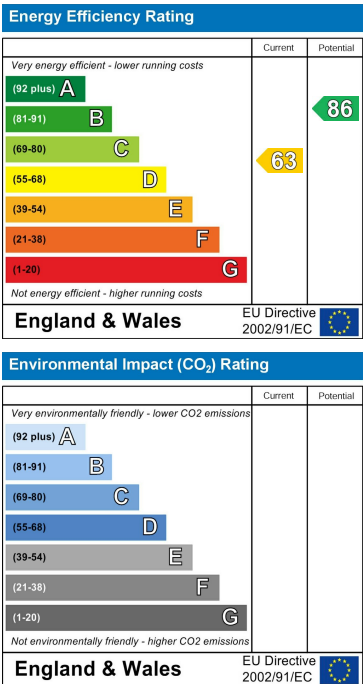
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.