



55 Heol Illtyd, Neath, SA10 7SG

Offers In The Region Of £189,950

Situated on a popular residential housing development, close to local schools, countryside walks and a short distance from all amenities and facilities at Neath Town Centre, a semi-detached home that has been improved and modernised by the present owner offering accommodation over 2 floors to include entrance hallway, lounge with opening to dining area and kitchen to the ground floor and 3 bedrooms and family bathroom/w.c. to the first floor. Outside, the property stands in a generous corner plot with gardens to front, side and rear with off-road parking for several vehicles to the front.

Main dwelling



Front double glazed entrance door into:

Entrance hallway 11'1" x 6'9" (3.38m x 2.06m)



With laminate flooring, radiator, understairs storage cupboard, double glazed window to front, stairs to first floor.

Cloakroom 6'3" x 2'5" (1.91m x 0.74m)



Low level w.c. in white, laminate flooring, fully tiled walls, double glazed window to front.

Lounge 14'8" x 11'0" (4.47m x 3.35m)



With oak beam, mock log burner on slate effect hearth, laminate flooring, double glazed window to rear.



Kitchen 11'6" x 6'3" (3.51m x 1.91m)



Dining area 11'5" x 10' (3.48m x 3.05m)



Fitted with range of base and wall units in high-gloss cream with grey co-ordinating work surfaces, breakfast bar, space for fridge/freezer, wall mounted gas fired central heating boiler, part tiled walls, laminate flooring, spotlights to ceiling, double glazed widow to front and door to side.

With laminate flooring, coved ceiling, covered radiator, double glazed window to rear, opening to:



Landing 7'8" x 6'4" (2.34m x 1.93m)



With access to roof space, built-in storage cupboard, double glazed window to front.

Bedroom one 13'0" x 11'5" (3.96m x 3.48m)



With laminate flooring, double glazed window to rear, radiator.



Bedroom two 12'7" x 10'5" (3.84m x 3.18m)



With double glazed window to rear, radiator, laminate flooring.

Bedroom two



Bedroom three 9'4" x 7'1" (2.84m x 2.16m)



With double glazed window to front, laminate flooring, radiator.

Bathroom 6'3" x 5'4" (1.91m x 1.63m)



3 piece suite in white comprising 'P' shaped bath with shower over, w.c. and wash hand basin in sealed grey vanity unit, laminate flooring, fully tiled walls, spotlights to ceiling, heated towel rail, double glazed window to front.

Lawn area



Raised garden patio



Driveway



Outside



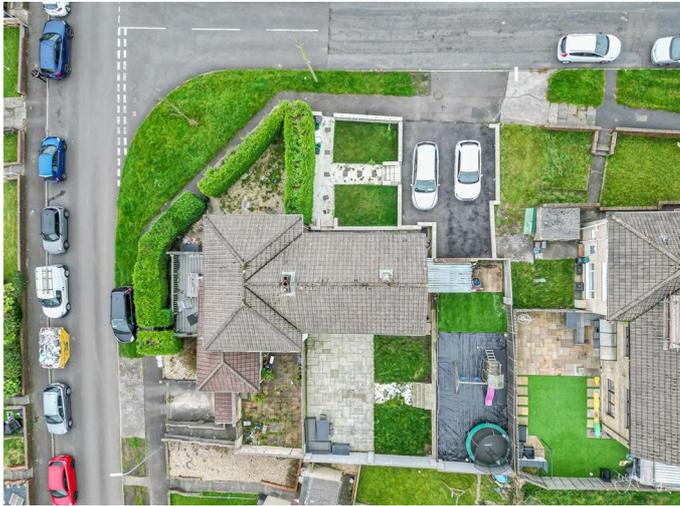
Off-road parking on hardstanding to front for several vehicles. Front garden area. Side access gate leading to large 'child friendly' rear garden laid to patio, lawn, astroturf and decked areas. There is also a concrete storage shed with power and light which is plumbed for washing machine and tumble dryer.



Broadband
Basic
11 Mbps
Superfast
51 Mbps
Ultrafast
1000 Mbps

Satellite / Fibre TV Availability
BT
Sky
Virgin

Drone



AGENTS NOTE

Council Tax Band B £1774

AGENTS NOTE

Floor Area
914 ft 2 / 85 m 2
Plot size
0.09 acres

Mobile coverage

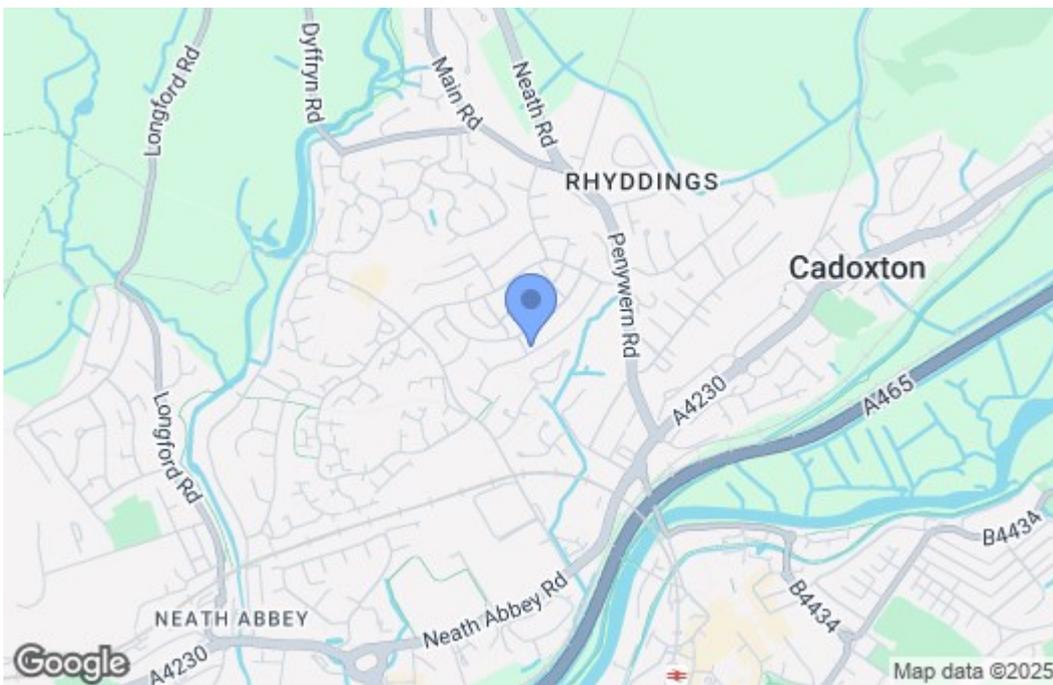
EE
Vodafone
Three
O2

Floor Plan

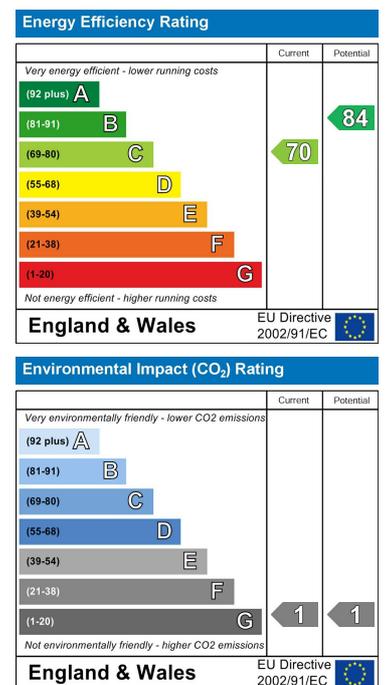


Total area: approx. 109.4 sq. metres (1177.5 sq. feet)
Our floorplan measurements are not to be relied upon these are for brief layout only
Plan produced using PlanUp.

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.