

7 Howell Road, Neath Port Talbot, Neath, SA11 2HL

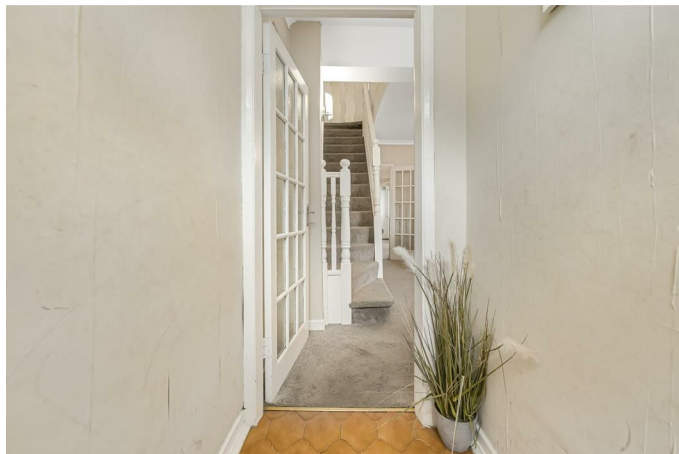
£114,950

Nestled in the charming area of Howell Road, Neath Port Talbot, this delightful end-terrace house offers a perfect blend of comfort and convenience. With three generously sized double bedrooms, this property is ideal for families or those seeking extra space. The home boasts a good-sized lounge and dining area, providing an inviting space for relaxation and entertaining. The fitted kitchen/breakfast area are well-equipped with the ground floor bathroom adding to the practicality of the layout, ensuring ease of access for all. One of the standout features of this property is the enclosed garden to the rear, which offers a private outdoor space for gardening, play, or simply enjoying the fresh air. The side access gate enhances convenience, allowing easy entry to the garden. Situated at a level location, this home is just a short distance from the vibrant Neath town centre, where you will find a variety of amenities and facilities to cater to your daily needs. Furthermore, the proximity to the M4 motorway ensures excellent transport links for those commuting or exploring the wider region. This property presents a wonderful opportunity for anyone looking to settle in a well-connected and friendly neighbourhood. With its spacious interiors and outdoor space, it is a must-see for prospective buyers or renters alike.

Main dwelling

UPVC Front entrance door into:

Entrance porch 5'9" x 3'3" (1.75m x 0.99m)



With tiled floor, glazed door into:

Lounge/dining room 21'2" x 14'1" (6.45m x 4.29m)



With fitted electric fire (not tested), two radiators, coved ceiling, double glazed window to front, stairs to first floor, double doors to:



lounge/dining room



Kitchen/breakfast room 15'5" x 11'4" (4.70m x 3.45m)



With range of base and wall units in solid oak and

co-ordinating marble effect work surfaces, integrated fridge/freezer, built-in 4-ring gas burner hob, electric oven and extractor canopy over, stainless steel sink unit, coved ceiling, part tiled walls, tiled floor, radiator.



Lobby area 5'8" x 4'7" (1.73m x 1.40m)

With tiled floor, storage cupboard, coved ceiling, double glazed door to rear garden.

Bathroom/w.c. 7'8" x 7'4" (2.34m x 2.24m)



With 3 piece suite in Buttermilk colour comprising corner bath, wash hand basin, w.c., respatex to walls, laminate flooring, radiator, double glazed window to rear, coved ceiling.

FIRST FLOOR

Landing area 11'2" x 5'5" (3.40m x 1.65m)



With coved ceiling.

Bedroom one 14'8" x 9'9" (4.47m x 2.97m)



With two double glazed windows to front, radiator, coved ceiling.

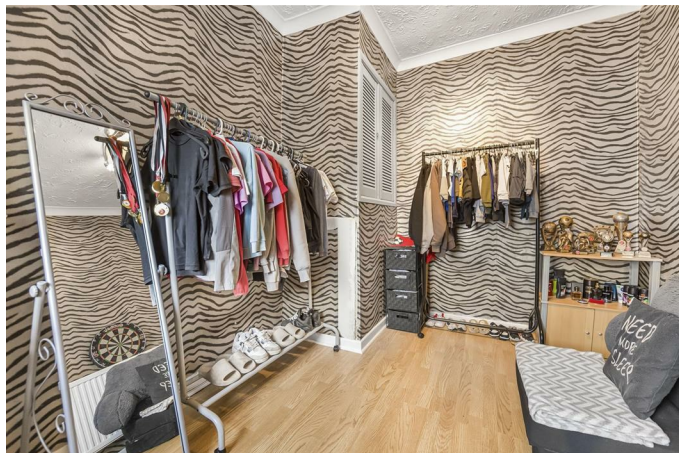
Bedroom two 11'4" x 8'3" (3.45m x 2.51m)



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



Bedroom three 10'8" x 8'2" (3.25m x 2.49m)



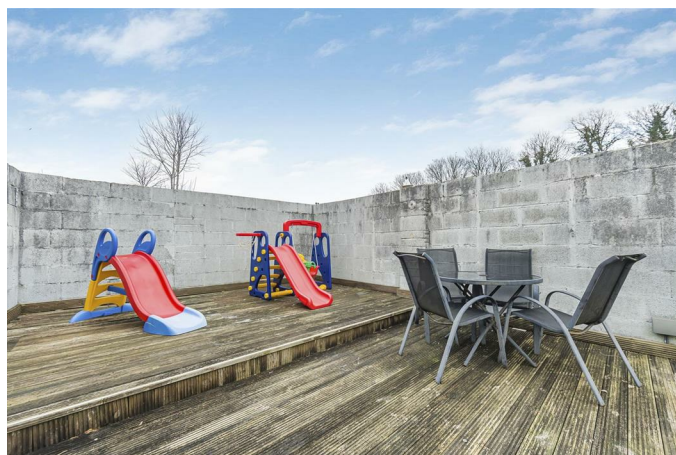
With cupboard housing combi gas central heating boiler, laminate flooring, coved ceiling, double glazed window to rear.



Outside



Side access gate to enclosed good size garden to rear which comprises astroturf area and decking.



Drone photograph



AGENTS NOTE

Council Tax Band B £1774 per annum.

AGENTS NOTE

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

2 Mbps

Superfast

55 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

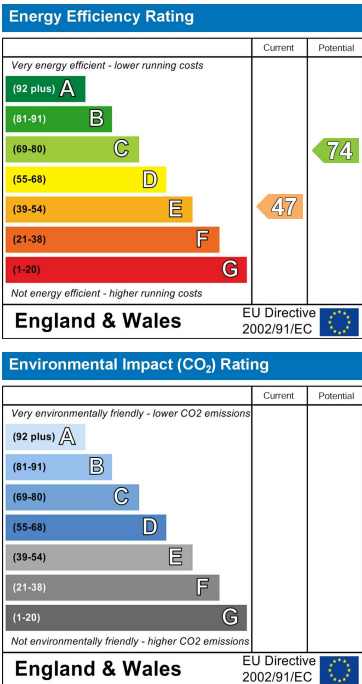
Floor Plan



Area Map



Energy Efficiency Graph



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