



19 Linden Close, Neath, SA10 7UW

£294,950

A detached three-bedroom family home located in a highly sought-after area, close to excellent schools and colleges, popular local restaurants, and beautiful countryside walks. This charming property offers fantastic potential and is in need of some modernisation, making it an ideal opportunity for buyers looking to create their perfect family home. Occupying a generous plot, the property boasts beautifully maintained gardens filled with mature shrubs and bordered by small trees, creating a private and peaceful outdoor space. Additional features include two timber sheds, a single garage, and a long driveway providing ample off-road parking. The property is offered with vacant possession, allowing for a smooth and straightforward purchase.

Main Dwelling



Enter via Upvc door into;

Hallway 12'2 x 8'9 (3.71m x 2.67m)



Stairs to first floor and radiator.

Lounge 23'4 x 11'9 (7.11m x 3.58m)

Spacious lounge with two windows to front, brick fireplace and radiator.

Lounge

Kitchen



Kitchen 14'9 x 11'2 (4.50m x 3.40m)



The fitted kitchen features oak-style fronted units complemented by light fleck worktops, incorporating a composite sink and drainer with Franke-style mixer taps. There is space for a cooker with an extractor hood above, along with two built-in cupboards, one housing the wall-mounted Worcester boiler and the other providing ample storage space. Additional features include tiled flooring, a radiator, a window overlooking the rear garden, and a door giving access to the side of the property.

Bedroom three/second reception 9'9 x 8'77 (2.97m x 2.44m)



Double room with window to rear and radiator.

Bedroom three



Cloakroom 6'75 x 3'15 (1.83m x 0.91m)



With low level, WC, pedestal wash hand basin, tiled flooring and window to rear.

Landing 10'4 x 6'13 (3.15m x 1.83m)



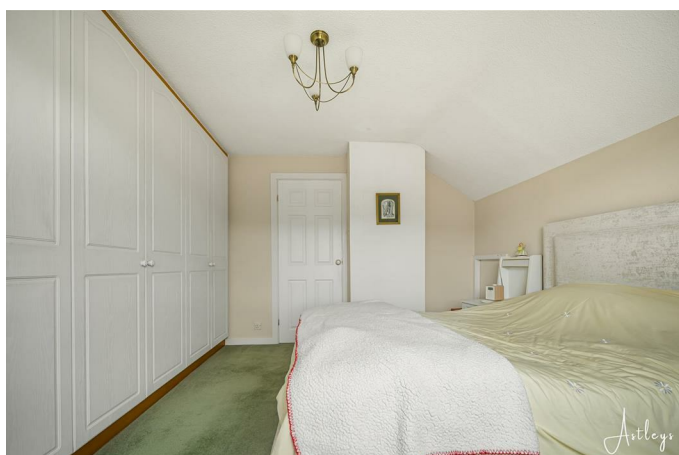
Built-in cupboard.

Bedroom 1 11'5 x 9'84 (3.48m x 2.74m)



Double room with window to front, fitted wardrobes and radiator.

Bedroom 1



Bedroom 2 11'9 x 9'68 (3.58m x 2.74m)



Double room with window to rear and radiator.

Bedroom two

Bathroom 6'10 x 6'7 (2.08m x 2.01m)



Fitted suite to include; panel bath, low level WC, pedestal wash hand basin, tiled to walls, cushion flooring, window to rear and radiator.

Garden



The property enjoys a beautiful rear garden set on a generous-sized plot, featuring a lawned area, two timber sheds, and an abundance of mature shrubs and bushes. The garden is bordered by established trees to the rear, creating a private and attractive outdoor space ideal for families and entertaining.

Rear garden



Front view



Driveway and garden



Drone



Annual Price:
£2,541

Agents Notes

Conservation Area :

No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

0 ft 2 / 0 m 2

Plot size:

0.12 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

4 Mbps

Superfast

50 Mbps

Ultrafast

2000 Mbps

Satellite / Fibre TV Availability:

BT

Sky

Virgin

Agents Notes

Neath Port Talbot Council Tax Band: D

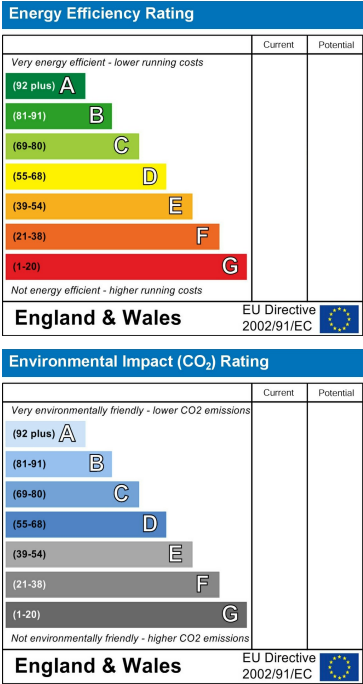
Floor Plan



Area Map



Energy Efficiency Graph



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