



## 15 Yeo Street, Neath, SA11 4HS

**Offers In The Region Of £95,950**

CHAIN FREE AND VACANT.

Set within a level and well established part of the village, this mid terraced house presents a genuine opportunity for those seeking a renovation project with clear long term potential. The property offers good sized accommodation throughout and benefits from the rare advantage of a garage.

Inside, the layout is straightforward and generous, lending itself well to modernisation. Two reception rooms provide flexible living and dining space, while the kitchen and adjoining utility room offer scope to be reimagined as a more contemporary family hub. A bathroom is positioned on the ground floor and upstairs the accommodation continues with three bedrooms, each offering comfortable proportions and the chance to personalise finishes and layout to suit modern tastes.

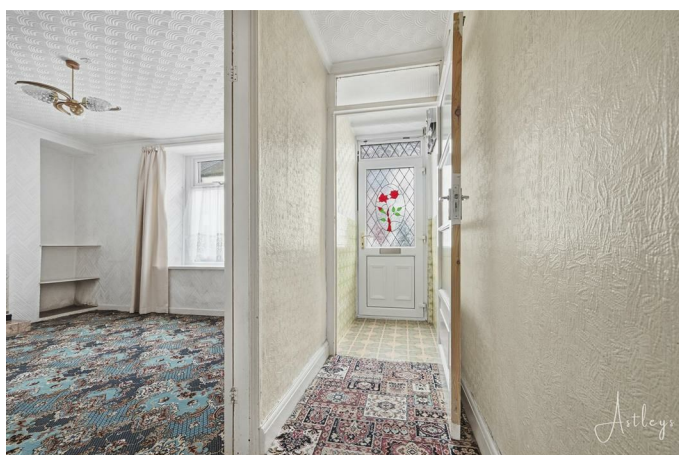


## Main Dwelling



Enter through UPVC door into:

**Porch 3' x 4'3 (0.91m x 1.30m)**



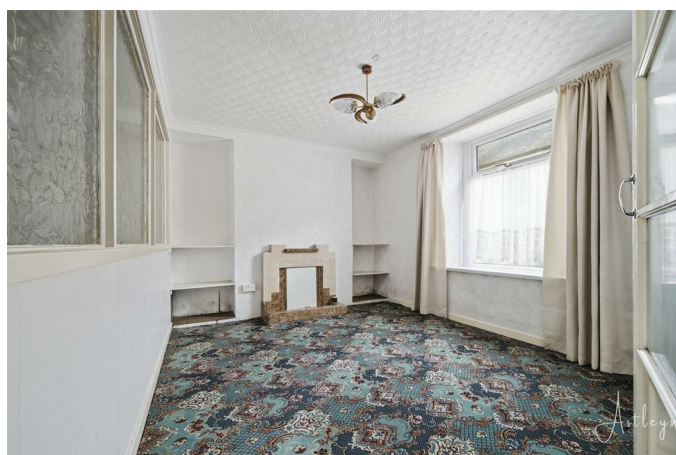
Door into hallway

**Hallway 3'1 x 9'4 (0.94m x 2.84m)**



Coving and stairs to first floor

**Front lounge 10' x 13'2 (3.05m x 4.01m)**



Fire place (not tested), coving and window to the front



**Second lounge/dining room 13'6 x 11'6 (4.11m x 3.51m)**



Fireplace (not tested), coving, cupboard under the stairs, through to kitchen:



**Kitchen 18 x 9'2 (5.49m x 2.79m)**



A range of cream base and wall units, stainless steel sink with mixer tap, fireplace (not tested), coving, cushioned flooring, window to the back and door to utility area with door to garden.





**Utility/storage room 5'5 x 5 (1.65m x 1.52m)**



Storage area with door to:

**Bathroom 8'4 x 5 (2.54m x 1.52m)**



White bathroom suite with low level w.c, sink and bath with shower over, partially tiled walls, heated towel rail, lino flooring, window to the back

**Landing**



Window to the back and storage cupboard

**Bedroom 1 12'5 x 8'6 (3.78m x 2.59m)**



Window to front and coving.

**Bedroom 1**



**Bedroom 3 9'4 x 7 (2.84m x 2.13m)**



**Bedroom 2 10'3 x 9 (3.12m x 2.74m)**



Window to back and coving

**Bedroom 2**



Window to front and coving

**Garden**



A garage with access from the back lane, sheds for storage and paved areas.



### Garden



### Mobile coverage:

EE

Vodafone

Three

O2

### Broadband:

Basic

18 Mbps

Superfast

80 Mbps

### Satellite / Fibre TV Availability:

BT

Sky

Virgin

### Drone



### Agents notes

Neath Port Talbot Council Tax

Band: B

Annual Price: £1,898

### Agents notes

Conservation Area :

No

Flood Risk:

River : Low

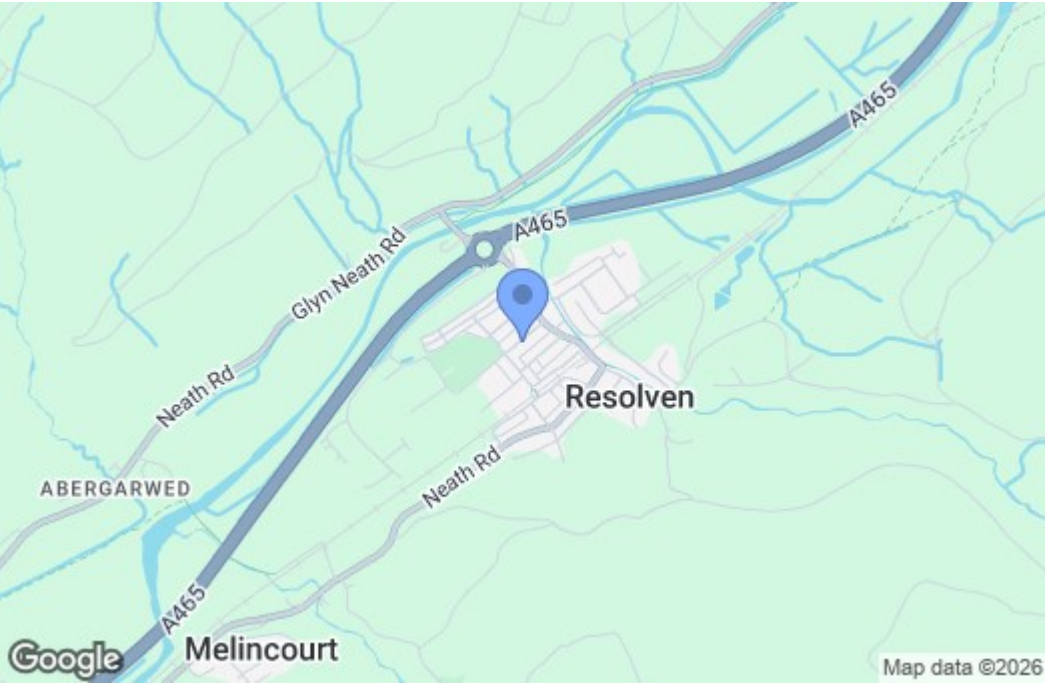
Seas : Very low

Plot size:

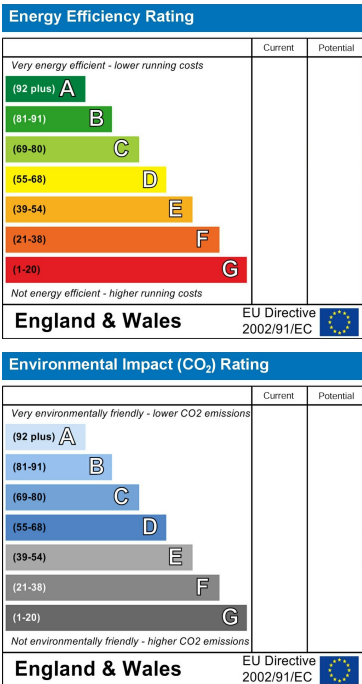
0.03 acres

Floor Plan

Area Map



Energy Efficiency Graph



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