

44 Leonard Street,  
Neath, SA11 3HN



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Offers In The Region Of  
£209,950



This well-proportioned three-bedroom terraced property offers spacious and versatile living accommodation arranged over two floors. The ground floor begins with a porch providing a practical entrance space, leading through to a welcoming hallway. From here, there is a generously sized lounge offering a comfortable living area, and dining room ideal for family meals and entertaining. The fitted kitchen provides ample storage and worktop space, with access to a useful utility room offering additional space and storage. Completing the ground floor is a convenient downstairs shower room, adding flexibility for modern family living. To the first floor, the property benefits from three well-sized bedrooms, each offering good natural light and flexibility for family use, guests, or home working. The family bathroom is also located on this floor and is fitted with a suite comprising a bath, wash basin, and WC.

Overall, this property offers generous room sizes throughout and a practical layout, making it an ideal home for families, first-time buyers, or investors alike.



### Main Dwelling

Enter through PVC door into:

### Porch

4'30 x 3'33

With tiled flooring, coved ceiling and door into:

### Hallway

3'21 x 18'56

With laminate flooring, radiator and stairs to first floor.

### Lounge

12'3 x 9'9

Cosy lounge with large bay window to front, coved ceiling, and radiator.

### Lounge

### Dining Room

11'3 x 9'8

With laminate flooring, coved ceiling, radiator and patio doors to rear garden.

### Dining Room

### Kitchen

11'4 x 9'5

Fitted with base and wall units grey shaker style with coordinating work surfaces to include, integrated dishwasher and wine cooler, electric hob and oven with extractor over, space for fridge/freezer, part tiled walls, stainless steel sink and drainer, upright radiator and door to rear garden.

### Kitchen

### Utility Room/Laundry Room

6'2' x 3'2

With tiled flooring, space for washing machine and tumble dryer.

### Shower Room

9'5 x 4'10

Fitted with three piece suite in white to include low level wc, sink on vanity, part tiled walls, walk in shower, window to rear, upright radiator, spot lights and tiled flooring.

### Landing

With attic hatch and coved ceiling.

### Bedroom 1

15'9' x 10'1

Double bedroom with two windows to front, radiator and range of fitted wardrobes.

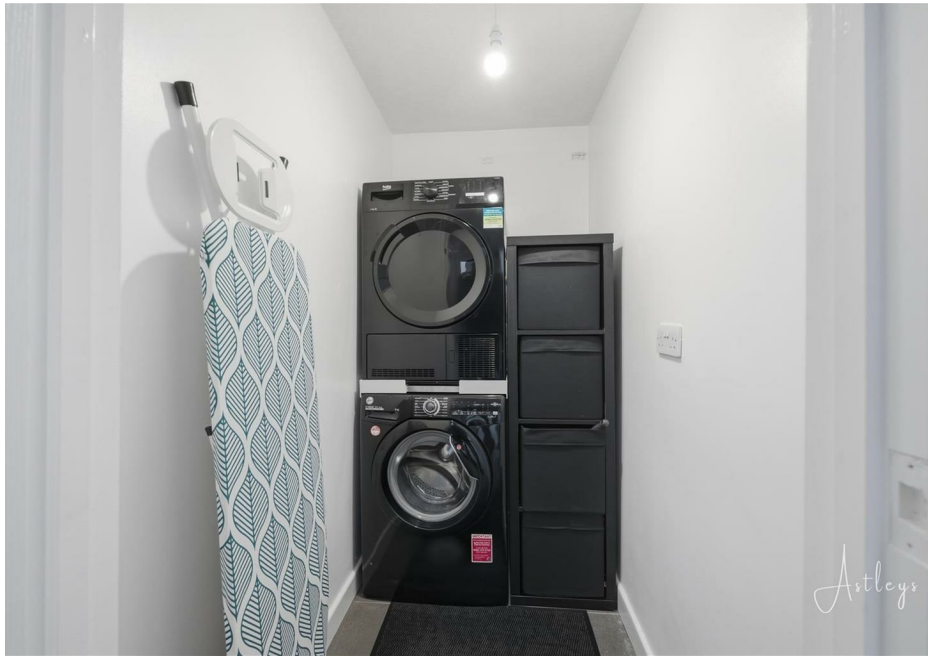
### Bedroom 1

### Bedroom 2

11'4 x 9'6

Double bedroom with radiator and window to rear.





## Bedroom 2

## Bedroom 3

11'8 x 9'5

With window to rear, laminate flooring, storage cupboard, coved ceiling and radiator.

## Bedroom 3

## Bathroom

6'73 x 4'95

Fitted with three piece suite to include, low level wc, pedestal wash hand basin, freestanding bath, laminate flooring, coved ceiling, spot lights and window to rear.

## Bathroom

## Garden

Enclosed rear garden with artificial grass, patio area and garage.

## Garden

## Garden

## Drone

## Agents Notes

Local Authority: Neath Port Talbot

Council Tax Band: B

Annual Price: £1,898

Conservation Area :No

Flood Risk

River : Very low

Seas : Very low

## Agents Notes

## Agents Notes

Mobile coverage:

EE

Vodafone

Three

O2

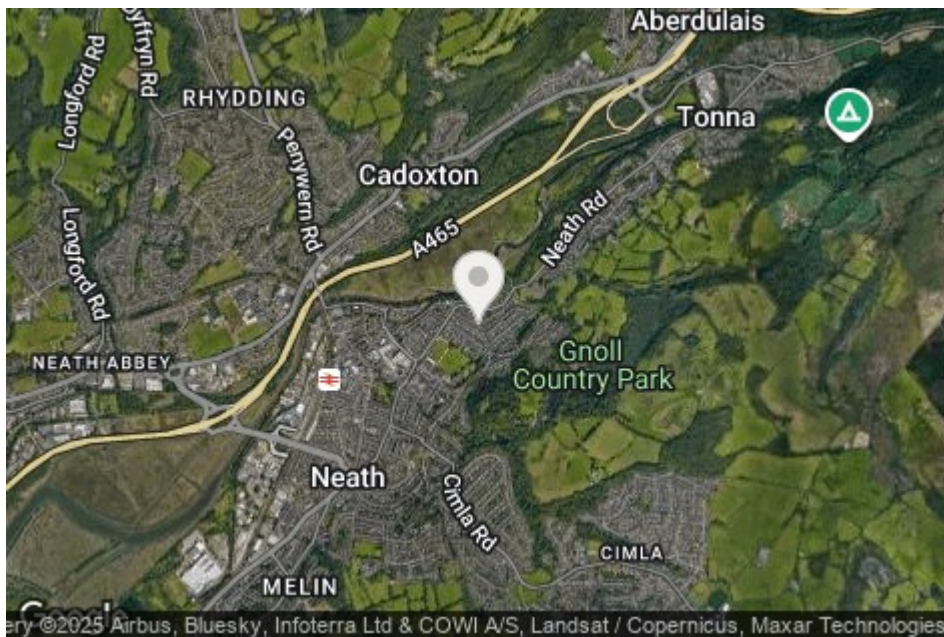
Satellite / Fibre TV Availability:

BT

Sky

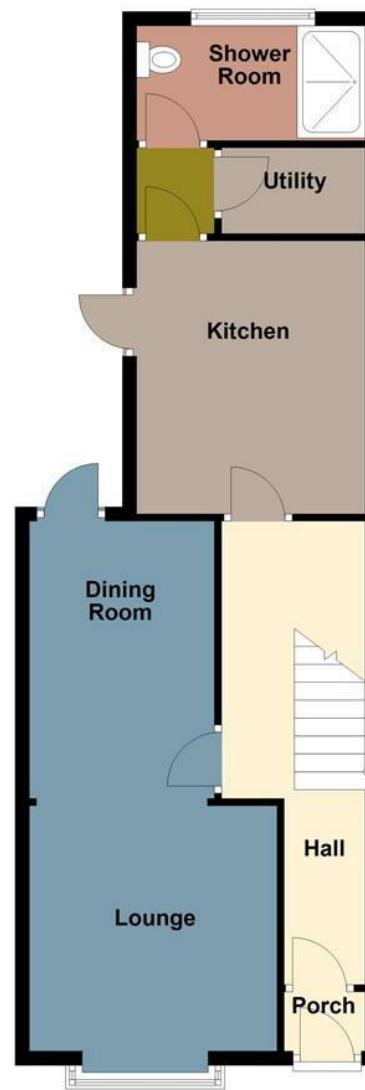






| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  |                         |           |
|   | EU Directive 2002/91/EC |           |

**Ground Floor**  
Approx. 58.1 sq. metres (625.4 sq. feet)



**First Floor**  
Approx. 55.9 sq. metres (602.0 sq. feet)



Total area: approx. 114.0 sq. metres (1227.4 sq. feet)