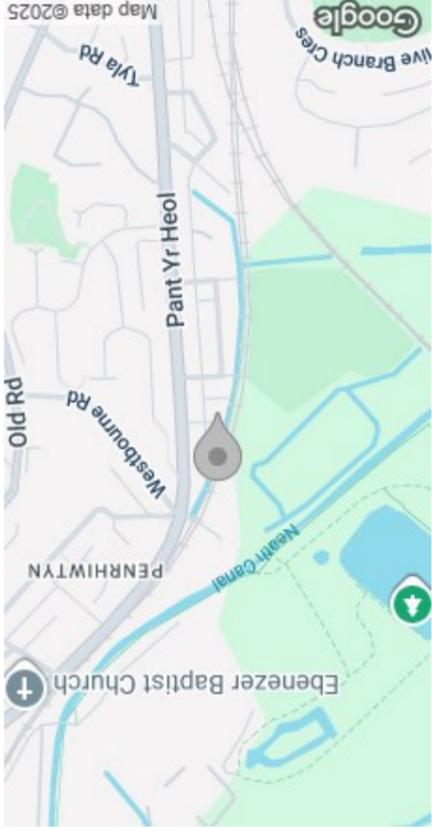


EPC



AREA MAP

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 or representations 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.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other features are approximate and may vary due to the nature of the construction. The floor to ceiling height is approximate and may vary due to the nature of the construction. The floor to ceiling height is approximate and may vary due to the nature of the construction. The floor to ceiling height is approximate and may vary due to the nature of the construction.



FLOOR PLAN



9 Howell Road  
 , Neath, SA11 2HL  
 £147,500



## GENERAL INFORMATION

Nestled on Howell Road in the charming town of Neath, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With three to four well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The enclosed rear garden provides a private outdoor retreat, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. Additionally, the property boasts a garage, offering secure parking and extra storage options, which is a valuable asset in today's busy lifestyle. A utility room enhances the practicality of the home, making laundry and household chores more manageable. Situated close to the M4 links, this property is well-connected for commuters, making it an excellent choice for those who travel for work or enjoy exploring the wider region. This charming terraced house on Howell Road is not just a home; it is a gateway to a vibrant community and a convenient lifestyle. Don't miss the opportunity to make it your own.

## FULL DESCRIPTION

### ENTRANCE

Via uPVC double glazed door into vestibule. Door into;

### LIVING ROOM

21'3" x 13'11" (6.48 x 4.25)

uPVC Double glazed window to front. Three Radiators. Feature gas fire with Wooden surround and marble hearth. Stairs to first floor. Door into;

### KITCHEN/ DINER

11'3" x 13'3" (3.44 x 4.04)

A range of wall, base and draw units with complimentary work surface over. Integrated four ring gas hob and electric oven with extractor fan over. Window to rear. Tiled splash back. Laminate wood effect flooring. Ceiling skylight and spotlights. Understairs cupboard. Door to;



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### UTILITY

8'1" x 7'6" (2.47 x 2.29)

Space for washing machine and tumble dryer with work surface over. Wall and base units. Door to side. Door into;

### BATHROOM

7'1" x 9'10" (2.18 x 3.02)

Obscured window to rear. Four piece suite comprising separate walk in shower with rainfall shower over. Bath, Low level W.c, decorative wash hand basin. Tiled flooring and tiled walls.

### STAIRS TO FIRST FLOOR LANDING

### BEDROOM ONE

9'6" x 10'11" (2.90 x 3.34)

Upvc window to rear. Up right radiator.

### BEDROOM TWO

11'5" x 8'2" (3.49 x 2.51)

Upvc window to side. Radiator.

### BEDROOM THREE

8'3" x 9'10" (2.53 x 3.01)

Upvc window to front. Radiator.

### BEDROOM FOUR

6'9" x 10'0" (2.07 x 3.06)

Upvc window to front. Radiator.

### EXTERNAL

To the rear - rear enclosed garden with patio sit out area and Astro turf. Doors to garage/storage.

### UTILITIES

Gas- Yes  
Electric- Yes  
Water- Welsh Water  
Broadband -Yes  
Mobile -Yes

### COUNCIL TAX BAND B

