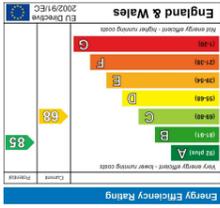


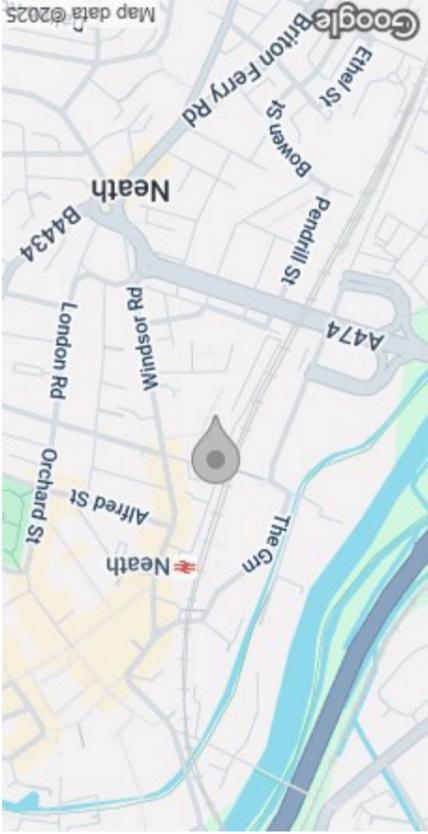


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

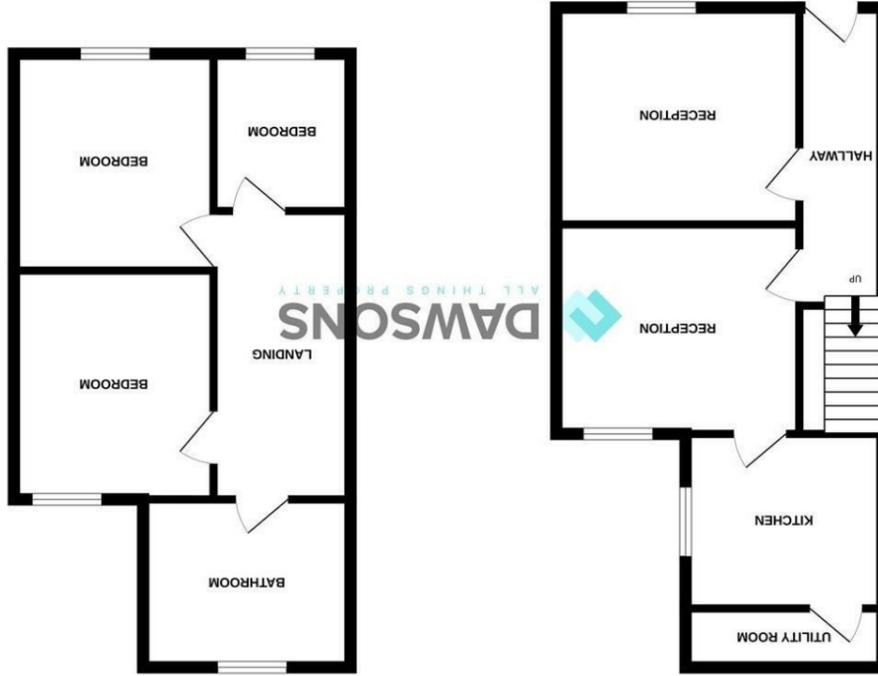
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any errors or omissions in the drawings. This plan is the contractor's property and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been inspected and no guarantee is made with respect to their operation or energy efficiency.



EPC



AREA MAP



1ST FLOOR

GROUND FLOOR

FLOOR PLAN



13 Charles Street
 Neath, SA11 1NF
 Asking Price £89,950



GENERAL INFORMATION

Welcome to this charming property located on Charles Street in the heart of Neath. This mid-terrace house boasts two reception rooms, fitted kitchen, three cosy bedrooms, and a well-maintained bathroom. As you step inside, you'll be greeted by a warm and inviting atmosphere, perfect for relaxing or entertaining guests. One of the highlights of this property is the enclosed rear garden, providing a private outdoor space where you can enjoy a cup of tea in the morning or unwind after a long day. Situated in the town centre, this home offers convenience at your doorstep. Whether you fancy a leisurely stroll in the park or a quick shopping trip, everything you need is just a stone's throw away. With no chain attached, this property is ready and waiting for you to make it your own.

Please refer to Ofcom checker for further information regarding broadband and mobile coverage.

FULL DESCRIPTION

Entrance

Front Lounge

11'0 x 10'6 (3.35m x 3.20m)

Rear Lounge

11'2 x 10'0 (3.40m x 3.05m)

Kitchen

9'8 x 8'6 (2.95m x 2.59m)

Utility Area



First Floor

as, due to the property being vacant, we cannot confirm availability.

Landing

Bedroom One

10'8 x 9'4 (3.25m x 2.84m)

Bedroom Two

11'0 x 9'8 (3.35m x 2.95m)

Bedroom Three

7'10 x 5'8 (2.39m x 1.73m)

Bathroom

9'8 x 8'4 (2.95m x 2.54m)

External

Council Tax Band

B

EPC

D

Tenure

Freehold

Services

Mains electricity, gas, water (metered) and sewerage.

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage,

