



## 57 Henry Street, Neath, SA11 1PG

**£75,000**

INVESTMENT OPPORTUNITY..... Henry Street, Neath, this terraced house presents an excellent opportunity for those seeking an investment. The property boasts a well-proportioned reception room, kitchen, downstairs bathroom, with three spacious bedrooms, The tenant in situ adds an element of stability for potential investors, making this property an attractive option for those looking to expand their portfolio.

Situated in a vibrant community, this home is close to local amenities, schools, and transport links, providing easy access to the wider area.

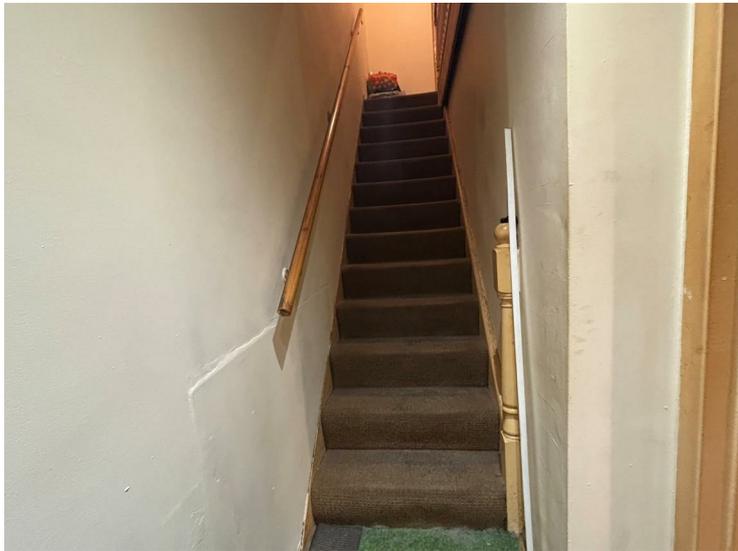
Call our team on 01639 760033 to arrange an appointment.

## GROUND FLOOR



### Entrance Hallway

Entrance via Upvc double glazed door. emulsion painted walls and ceiling, central light, radiator, laminate flooring. Stairs leading to first floor.



### Living Room

20'9" x 10'5" (6.349 x 3.177)

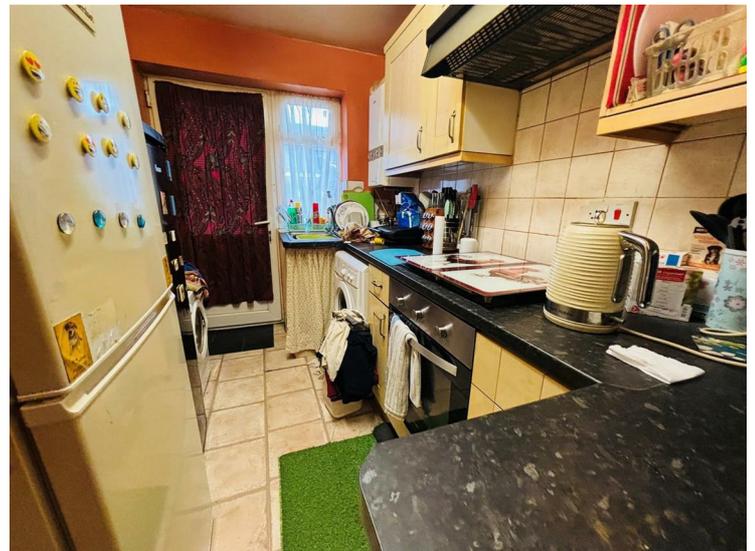
Upvc double glazed window to front. Emulsion painted walls and ceiling, central light, two radiators, laminate flooring. Under stair storage cupboard.



### Kitchen

10'5" x 6'9" (3.196 x 2.065)

Upvc double glazed window and door to rear. Emulsion painted walls and ceiling, central light. Wall mounted combination boiler, wall and base units, stainless steel sink, electric oven, gas hob. Space for fridge/freezer, plumbing for washing machine, laminate flooring.



### Bathroom

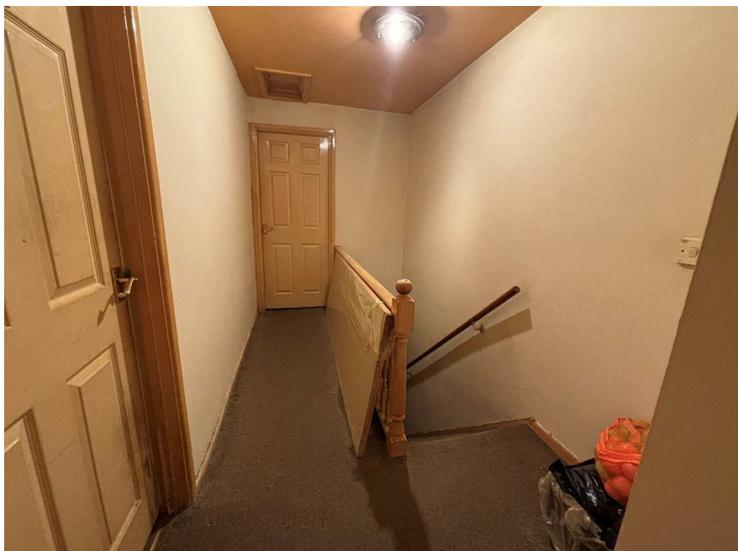
8'0" x 6'2" (2.447 x 1.900)

Respatex to walls, walk in shower enclosure, low level w.c., wash hand basin, extractor fan, radiator, vinyl flooring.



## FIRST FLOOR

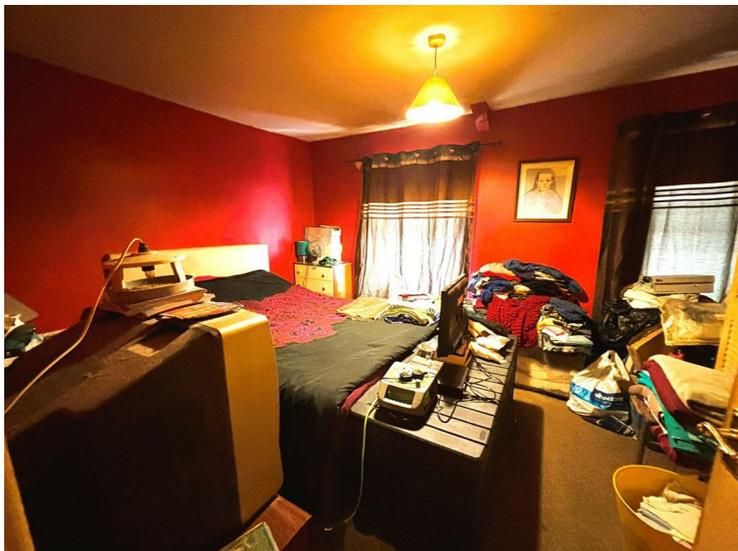
### Stairs and Landing



### Bedroom One

13'3" x 9'8" (4.042 x 2.969)

Two upvc double glazed windows to front, emulsion painted walls and ceiling, central light, radiator, carpet.



### Bedroom Two

11'2" x 7'2" (3.418 x 2.185)

Upvc double glazed windows to rear, emulsion painted walls and ceiling, central light, radiator, carpet.



### Bedroom Three

11'3" x 6'5" (3.435 x 1.971)

Upvc double glazed window to side, emulsion painted walls and ceiling, central light, radiator, carpet.



## EXTERNAL

### Rear Garden

Enclosed rear garden with wooden fencing. Paved patio area with pathway leading to rear of garden, shed.



