



## 14 Victoria Gardens, Neath, Glamorgan, SA11 3BE

**Offers In The Region Of £225,000**

Victoria Gardens is a traditional end-of-terrace property that provides excellent family accommodation. It is conveniently located within walking distance of Neath town center, offering easy access to all amenities, schools, colleges, and the bus and train stations. The property still retains some original fittings, including high ceilings, which add to its character and charm. Inside the house, you will find two reception rooms that provide ample space for entertaining or relaxing. The modern kitchen is well-equipped, providing a functional and stylish space. There are three double bedrooms all with a range of wardrobes and dressers which are to remain, the attic bedroom is excellent size offering plenty of room for a growing family or guests. Additionally, there are two bathrooms, ensuring convenience and comfort for all occupants. Parking is not an issue as the property provides space for two vehicles, making it convenient for families with multiple cars. Overall, the property offers a desirable combination of traditional features and modern amenities, making it an attractive option for families looking for a comfortable and well-located home.



**Entrance porch 4'1" x 4'2" (1.246 x 1.281)**

Enter via Upvc door into porch with original half glazed feature door leading through to hallway.

**Hallway 19'5" x 5'9" widest point (5.922 x 1.775 widest point)**



Spacious hallway with stairs to first floor, feature wood paneling to the side of stairs, understairs storage cupboard and radiator.

**Lounge/dining room 15'6" x 10'10" (4.729 x 3.304)**



Light and airy room with papered high ceilings with ornate coving, marble style feature fire surround incorporating gas fire, bay window to front and two radiators.



**Second reception 15'6" x 10'10" (4.729 x 3.304)**



Recess with built-in shelves, wooden feature fire surround incorporating electric fire, window to side and radiator.

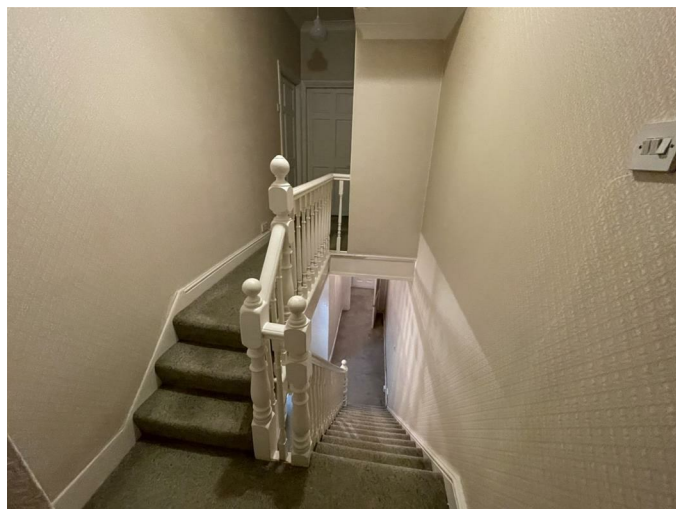
### Kitchen 10'8" x 10'3" (3.256 x 3.149)



Modern fitted kitchen in Country cream colour fronted doors with long chrome handles, all white goods are to remain to include; dishwasher, fridge freezer, washing machine and a condenser dryer, brick feature high gloss cream brick effect tiles above worksurfaces, sink drainer with Frankie styles mixer taps, laminate oak effect flooring, coved and spot lights to ceiling and window to rear and side.



### First landing



### Bedroom three



Double room with a range of floor to ceiling wardrobes with overhead units, bedside cabinets with matching set of drawers to remain with window to rear and radiator.

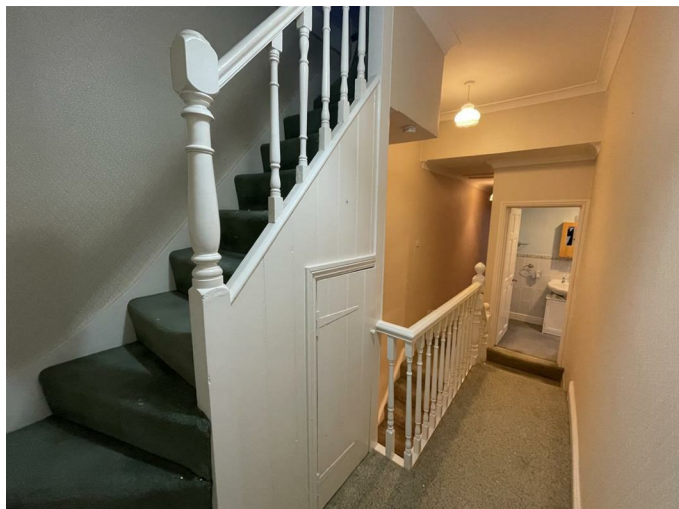


**Family bathroom 8'11" x 7'8" (2.738 x 2.361)**



Fitted with a white suite to include; a panel bath with shower mixer taps, pedestal wash hand basin with under unit, low-level WC, half tiled to walls, window to side, and radiator.

**Second landing**



Stairs to 1st and 2nd double bedrooms and access to attic bedroom

**Shower room/WC 7'9" x 6'4" (2.370 x 1.951)**



Fitted with shower cubicle, low level WC, pedestal wash hand basin with under unit, half tiled walls, window to side and radiator.

**Bedroom one 16'6" x 11'9" (5.038 x 3.596)**



Lovely size room with a range of fitted wardrobes in light ash colour, to include matching headboard, bedside cabinets and sets of drawers, window to front and radiator.

**Bedroom two 13'0" x 10'4" (3.983 x 3.160)**



Double room with window to rear and radiator.

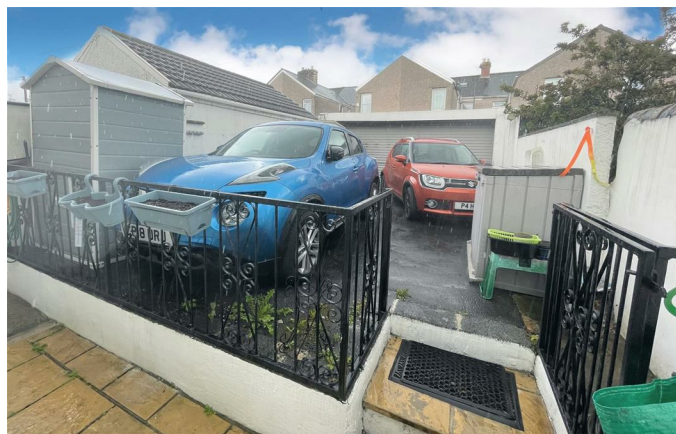
**Attic bedroom four 25'2" x 16'5" (7.684 x 5.022)**



Amazing size room with built-in storage into eaves, window to front and two radiators,



**Rear garden**



Small steps leading to rear garden that offers parking for two vehicles, remote control roller doors with rear lane access, three pvc sheds to remain, paved area to side, part edged with rod iron balustrade.





purchase, If one of the three solicitors on their panel is instructed!

### Front garden



Enclosed walled garden with wooden entrance gate with paved pathway, part bordered with mature bushes, level gravel area with centre patio area.

### Council tax band

Council Tax

Band:

D

Annual Price:

£2,012 avg

### Agents Notes

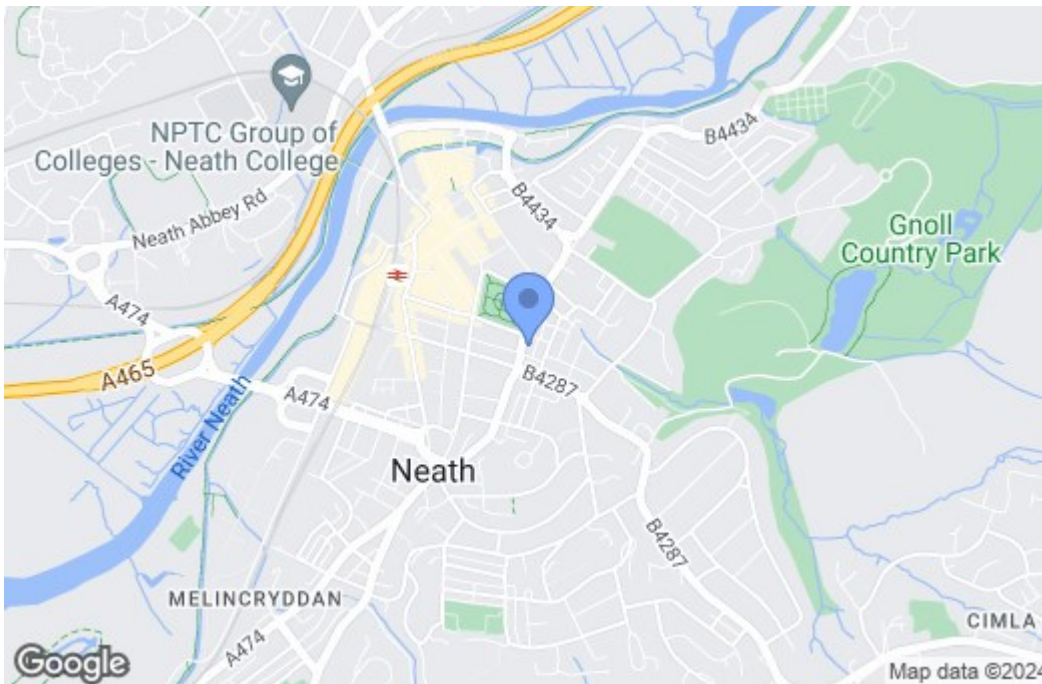
SELLER INCENTIVE..... If a sale is agreed by the 30th of April 24, the seller will cover solicitor fees for the

## Floor Plan

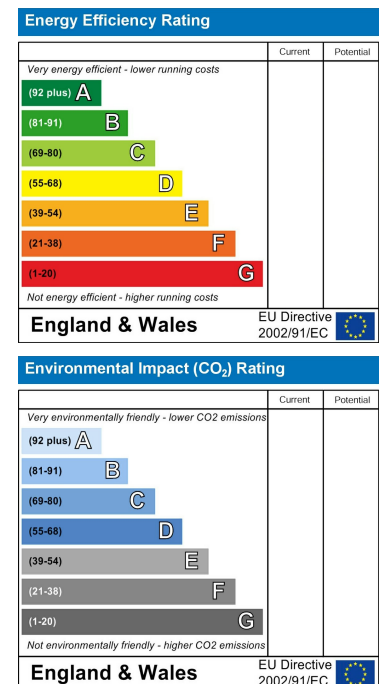


Total area: approx. 190.5 sq. metres (2050.8 sq. feet)

## Area Map



## Energy Efficiency Graph



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 of representation 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.