

## 12 Tudor Gardens, Neath, SA10 7RX

**Price £179,950**

Situated on the outskirts of the Neath town, close to local primary and comprehensive schools, Neath Port Talbot College and a short drive from all amenities and facilities at Neath town centre, a semi detached home which benefits from gas central heating and double glazing throughout and accommodation over 2 floors to include hallway, lounge, modern fitted kitchen and conservatory to the ground floor with two bedrooms and shower room/w.c. to the first floor. Outside, there is low maintenance shingle garden to rear with side access with off road parking.

## Main dwelling



Enter via Upvc door into hallway;

**Hallway 5'2" x 3'2" (1.593 x 0.974)**



With laminate flooring, built-in-cupboard.

## Lounge 13'0" x 11'6" (3.972 x 3.508)



Spacious room with box window to front, stairs to first floor, feature fire surround with electric fire and radiator.



**Kitchen 13'0" x 12'5" (3.987 x 3.788)**



Modern fitted kitchen in high gloss white fronted doors, fitted with a Range cooker with extractor hood above, room for fridge freezer and washing machine, sink drainer, built-in-cupboard housing the baxi boiler, laminate flooring, window into conservatory and radiator.



**Conservatory 12'5" x 9'5" (3.788 x 2.885)**



Upvc entrance door, laminate flooring.

**Landing 6'10" x 6'0" (2.091 x 1.830)**



With window to side.

**Bedroom one 13'0" x 11'4" (3.987 x 3.464)**



Lovely size room with box window to front and radiator.



**Bedroom two 8'11" x 6'11" (2.736 x 2.126)**



Built-in-cupboard, window to rear and radiator.

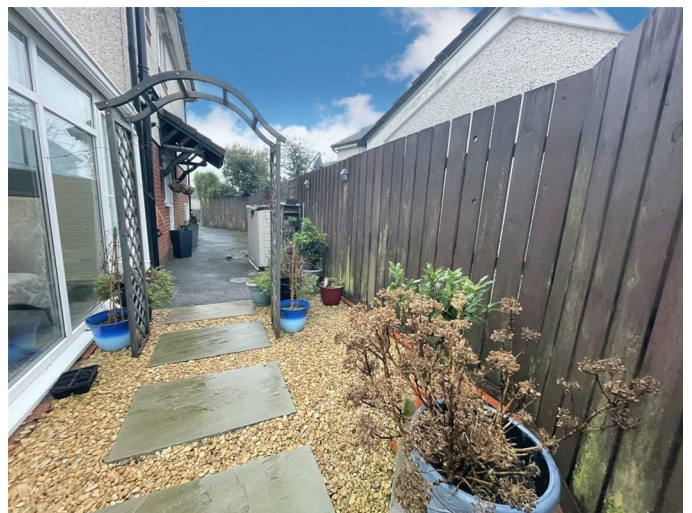
**Shower room**



Shower cubicle with rainfall shower head, vanity wash hand basin. low level WC, tiled to walls and floor, window to side and radiator.



**Rear garden**



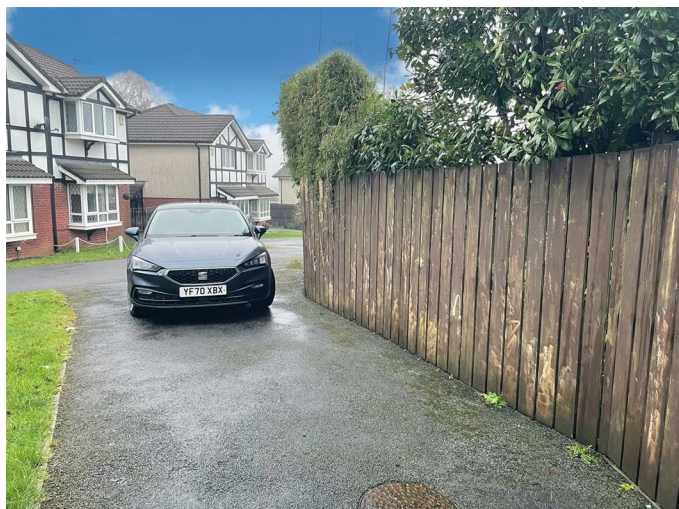
Enclosed rear garden with shingle area, outside shed, side access with off road parking.



Side entrance



## Driveway



Off road parking to side.

### Agents notes

Conservation Area

No

Flood Risk

Very Low

Floor Area

742 ft 2 / 69 m 2

Plot Size

0.04 Acres

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Broadband

Basic 8 Mbps

Superfast 80 Mbps

Ultrafast 9000 Mbps

### Council Tax

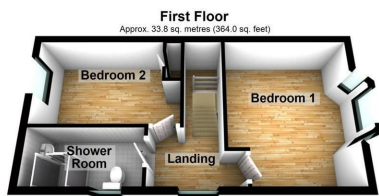
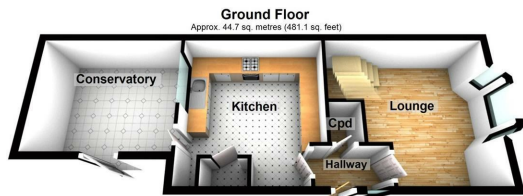
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Annual Price:

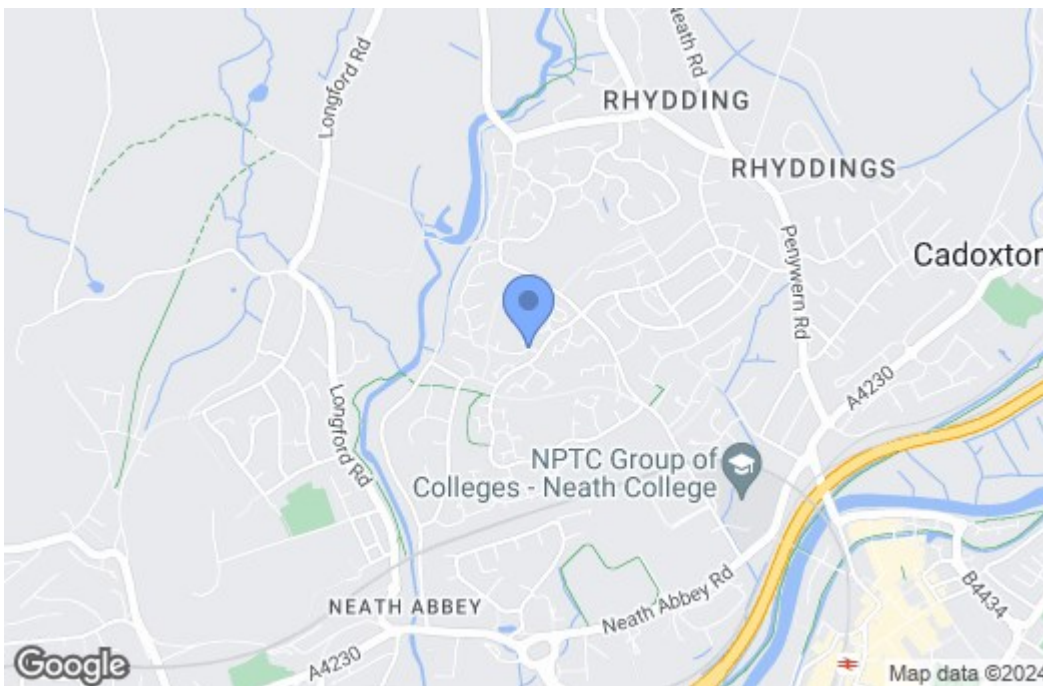
£1,788 (avg)

## Floor Plan

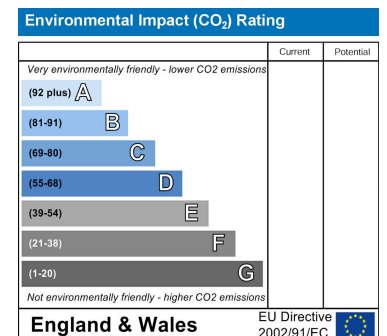
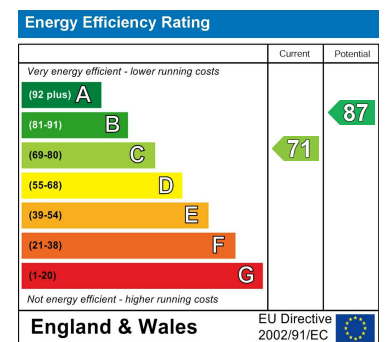


Total area: approx. 78.5 sq. metres (845.1 sq. feet)

## 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.