



## 69 Pine Grove, Neath, SA11 3RH

**Offers Over £95,000**

A three-bedroom semi-detached house is situated in a popular location and offers a spacious lounge, perfect for relaxing with friends and family. The property also boasts a fitted kitchen with a dining area, offering ample space for cooking and socializing. The three generously sized bedrooms are perfect for a growing family, and comes with a long rear garden with further garden that needs some attention. This property is also vacant and available for immediate possession, making it an excellent opportunity for anyone looking to move in quickly. Moreover, the location is ideal for families, with good schools in close proximity. Overall, this property is a fantastic investment opportunity that you should definitely consider.

**Main dwelling**



Enter via Upvc door into hallway.

**Hallway 11'7" x 6'0" (3.55 x 1.85)**



Stairs to first floor and radiator.

**Kitchen 20'4" x 8'2" widening to dining area 10'1" (6.20 x 2.50 widening to dining area 3.08)**



Fitted with base and wall units in need of some attention, though offers a good size room which opens through to the dining area, built-in-breakfast area, door to side and window to front and rear, wall mounted Baxi boiler and radiator.

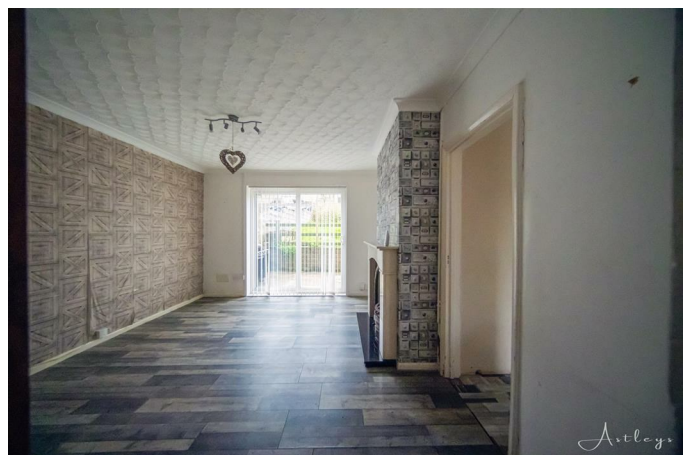




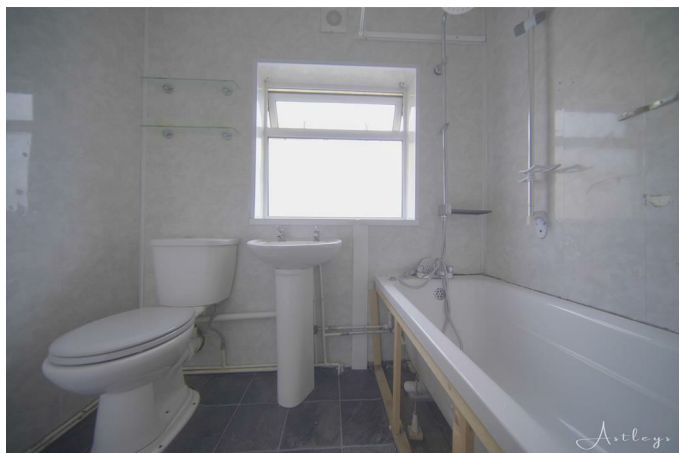
Lounge 13'10" x 11'10" (4.24 x 3.62)



With sliding patio doors to the rear garden, feature fire surround incorporating cast iron style fire, laminate flooring, and radiator.

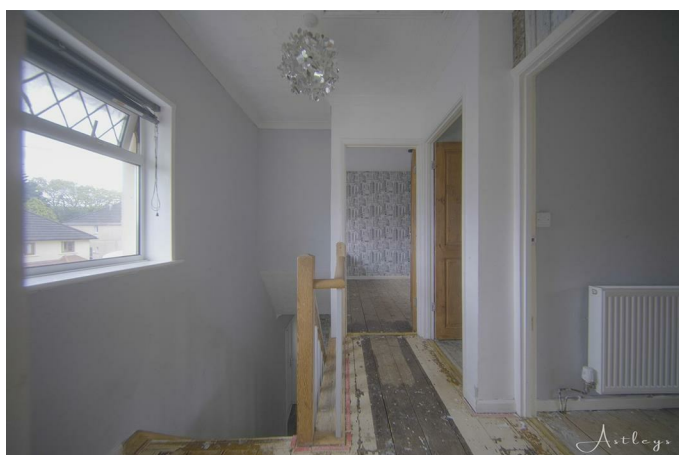


**Bathroom 6'10" x 5'9" (2.10 x 1.77)**



Fitted with a bath with shower over, low level WC, pedestal wash hand basin, window to side.

**Landing 8'7" x 6'2" (2.64 x 1.89)**



With window to front, built-in-cupboard with shelves.

**Bedroom one 10'11" x 9'11" (3.33 x 3.03)**



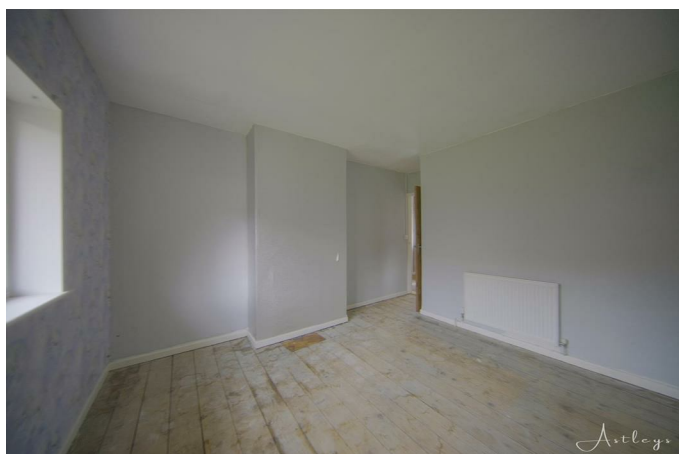
Double room with window to rear, double fitted wardrobes built-in-recess, window to rear and radiator.



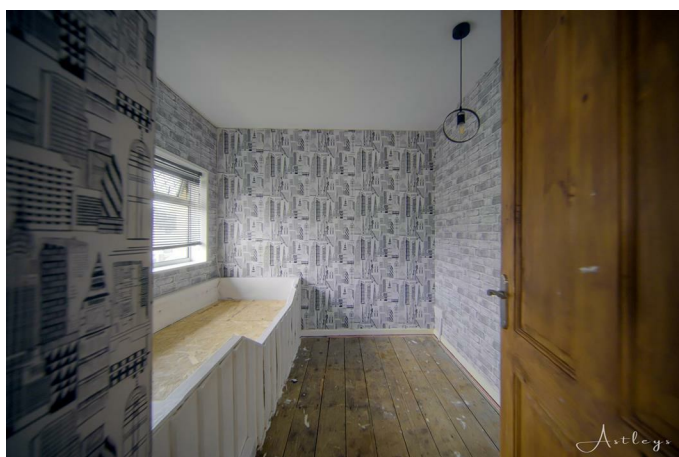
**Bedroom two 11'11" x 10'11" (3.65 x 3.35)**



Double room with window to rear and radiator.



**Bedroom three 8'10" x 8'6" (2.70 x 2.60)**

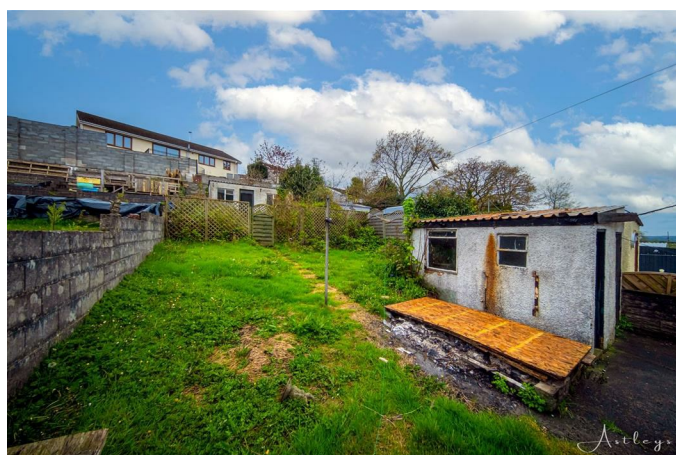


With window to front and radiator.

**Rear garden**



Two tiered garden which is enclosed, with two out buildings, further garden which needs attention after the small fencing.





### Front garden



Steps leading up to the property, lawn area mature bushes and side access.

### Services

Conservation Area : No  
Flood Risk: Very Low  
Floor Area: 893 ft<sup>2</sup> / 83 m<sup>2</sup>  
Plot Size: 0.09 Acres

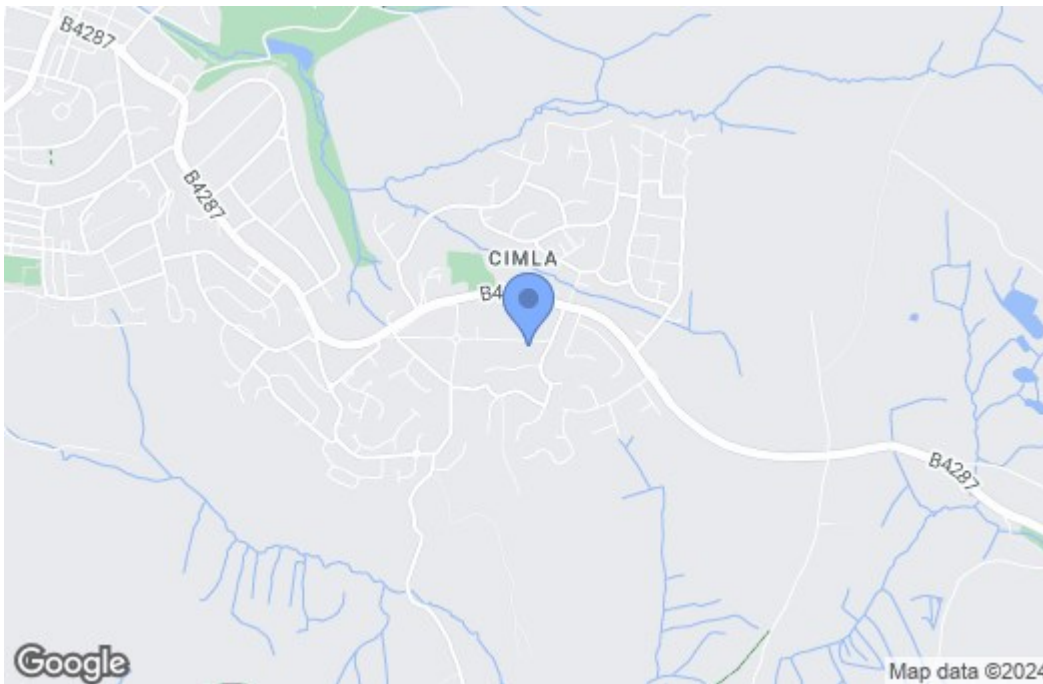
Mobile Coverage: EE/Vodafone/O2  
Broadband: Basic 7 Mbps  
Superfast: 80 Mbps  
Ultrafast: 1000 Mbps

### Council tax

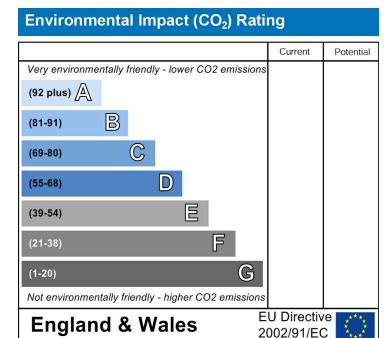
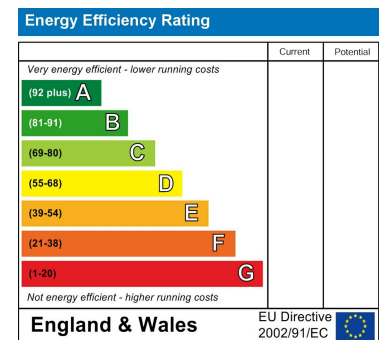
Band B Average costs £1774

## Floor Plan

## Area Map



## Energy Efficiency Graph



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