

105 Gnoll Park Road, Neath, SA11 3DH

Offers In The Region Of £275,000

Situated on a level location within walking distance of local schools, the popular Gnoll Country Park and all amenities and facilities at Neath Town Centre, a 3 storey town house which has been tastefully improved and modernised to an extremely high standard by the present owners, benefitting from full gas central heating double glazing and accommodation over 3 floors to include entrance hallway, lounge, dining room/2nd reception room and kitchen/breakfast room, utility and shower room to the ground floor, 2 double bedrooms, dressing room and 2 ensuite bathrooms to the first floor and a further double bedroom and ensuite shower room to the second floor. Externally, there are enclosed front and rear gardens with double garage.

Main Dwelling

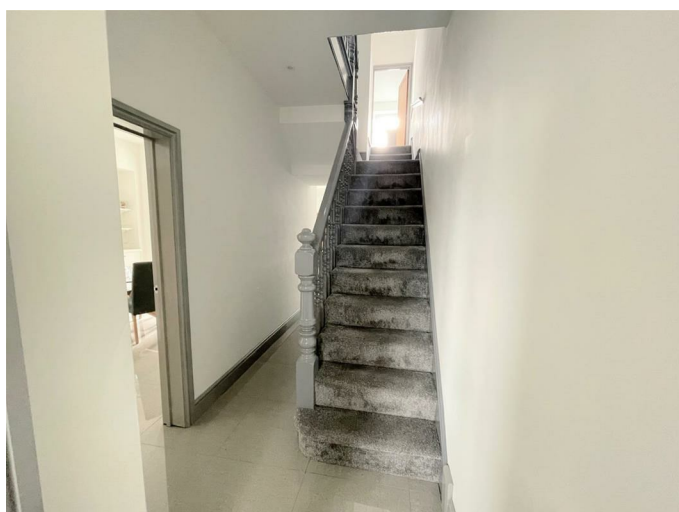


Enter through composite door into:

Porch 4'8" x 3'1" (1.43 x 0.96)

With tiled flooring, spot light and glass PVC door into:

Hallway 23'0" x 3'4" widening to 5'8" (7.02 x 1.04 widening to 1.75)



With stairs to first floor, porcelain high gloss tiles, spot lights and radiator.

Lounge 12'7" x 14'5" (3.84 x 4.40)



Spacious lounge with large double glazed bay window to front, porcelain high gloss tiles, shelves in eaves and radiator.

Lounge

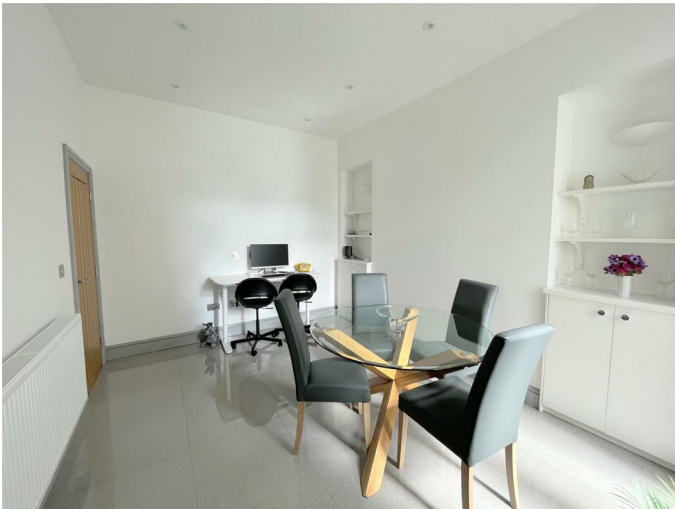


Dining room/Second reception 10'0" x 13'11" (3.06 x 4.25)



With porcelain high gloss tiles, spot lights, radiator and patio doors to rear garden.

Dining room/Second reception

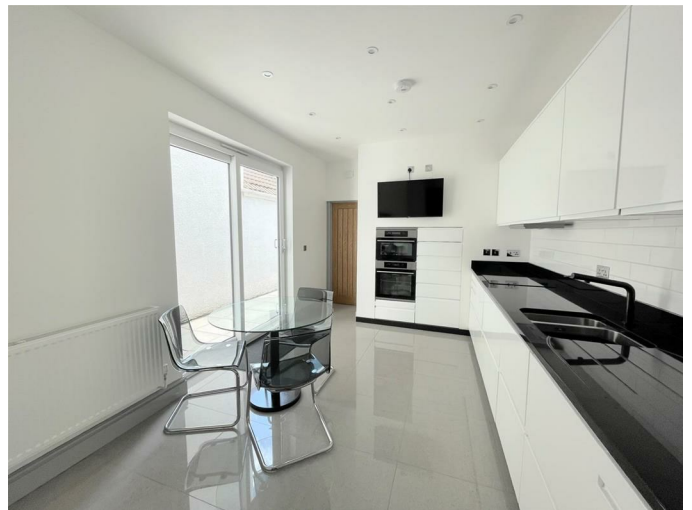


Kitchen 13'6" x 10'4" (4.14 x 3.17)



Fitted with base and wall units in white high gloss with granite coordinating work surfaces to include, mixer tap with cut in drainer, space for fridge freezer, porcelain high gloss tiles, part tiled walls, integrated dishwasher, double oven with microwave, induction hob with extractor over, spot lights and sliding double glazed doors to rear garden.

Kitchen



Utility room 4'0" x 6'9" (1.23 x 2.06)



With space for washing machine and tumble dryer, porcelain high gloss tiles, granite work tops and two double glazed window to rear.

Shower room 5'10" x 6'2" (1.80 x 1.90)



Fitted with three piece suite to include; walk in shower, low level wc, sink on vanity unit, fully tiled walls, porcelain high gloss tiles and upright heated towel rail.

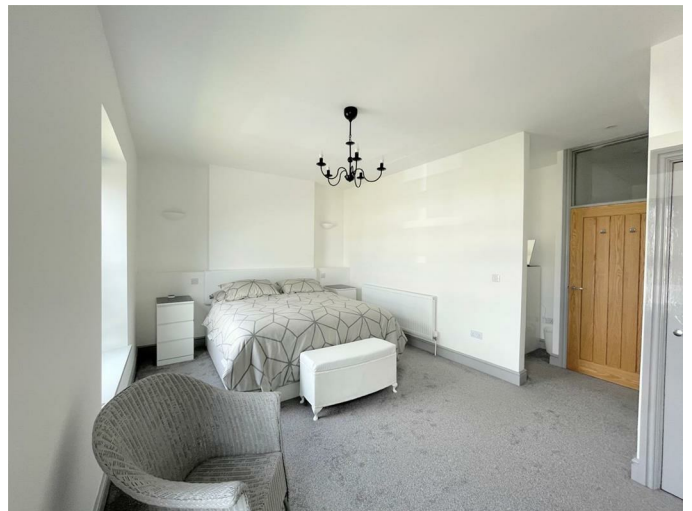
Landing 5'8" x 16'0" (1.74 x 4.88)

Bedroom one 11'5" x 16'6" (3.48 x 5.04)



Double bedroom with storage cupboard, radiator and two double glazed windows to front.

Bedroom one



Dressing room 4'8" x 10'4" widening to 13'8" (1.43 x 3.17 widening to 4.17)



With fitted wardrobes, spot lights, radiator and double glazed window to rear.

Dressing room

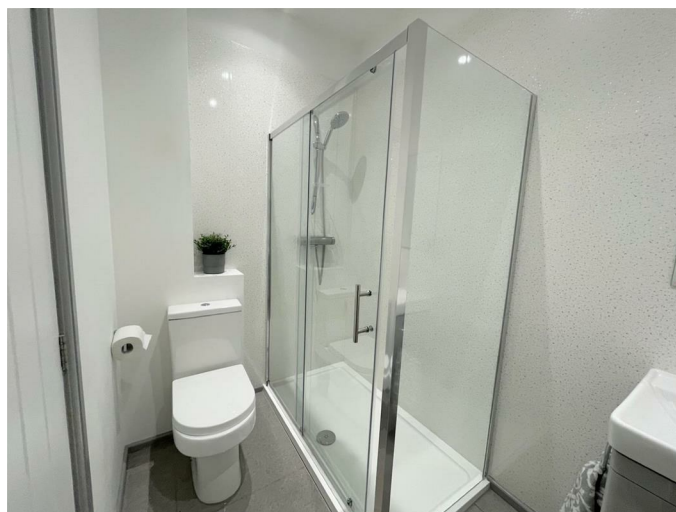


Ensuite 5'7" x 5'11" (1.72 x 1.81)



Fitted with three piece suite to include; walk in shower, low level wc, sink on vanity unit , respetex walls, porcelain high gloss tiles, and upright heated towel rail.

Ensuite



Bedroom two 17'1" x 13'3" (5.23 x 4.04)



Double bedroom with spot lights, radiator and double glazed window to rear.

Bedroom two



Ensuite 2'9" x 11'3" (0.86 x 3.44)

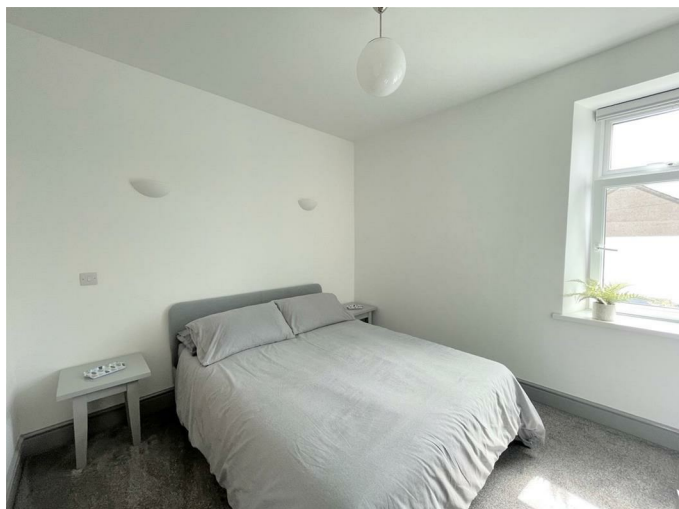


Fitted with three piece suite to comprise of large walk in shower, low level wc, sink on vanity unit, fully tiled walls, porcelain high gloss tiles and upright heated towel rail.

Ensuite



Bedroom three 9'10" x 10'9" (3.01 x 3.30)



Double bedroom with double glazed window to rear and radiator.

Bedroom three

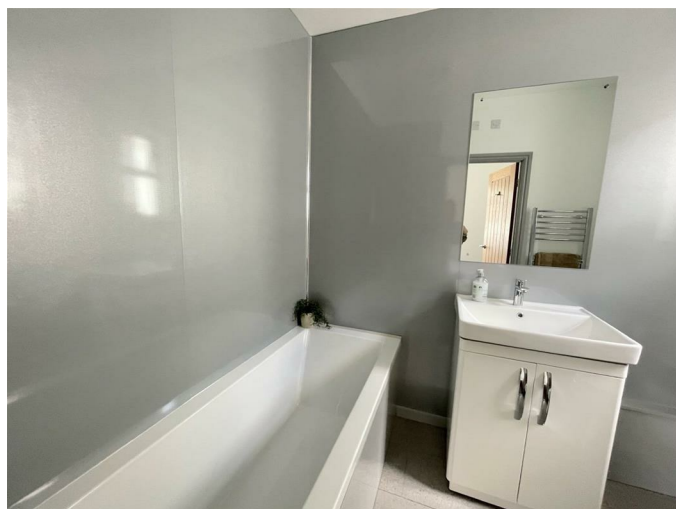


Ensuite 7'6" x 4'5" (2.31 x 1.37)

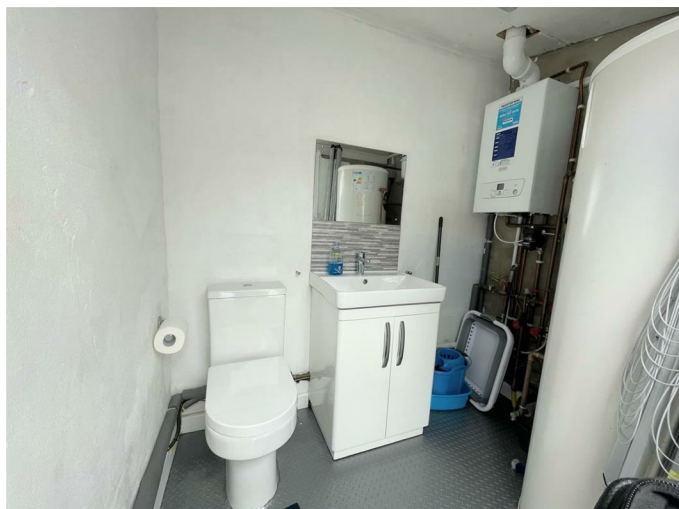


Fitted with three piece suite in white to include, panelled bath, sink on vanity unit, low level wc, porcelain high gloss tiles, respetex walls, upright heated towel rail and double glazed window to rear.

Ensuite



Outside toilet



Fitted with two piece suite in white to include low level wc, sink on vanity unit, combination boiler and a unpressurised tank.

Garden



Enclosed rear garden artificial grass and patio are leading to double garage.

Garden



Double garage



Offering parking for two cars with power and light.

Agents Notes

Council Tax Band - D
Annual cost of £2,281 (avg)

Conservation area - No

Agents Notes

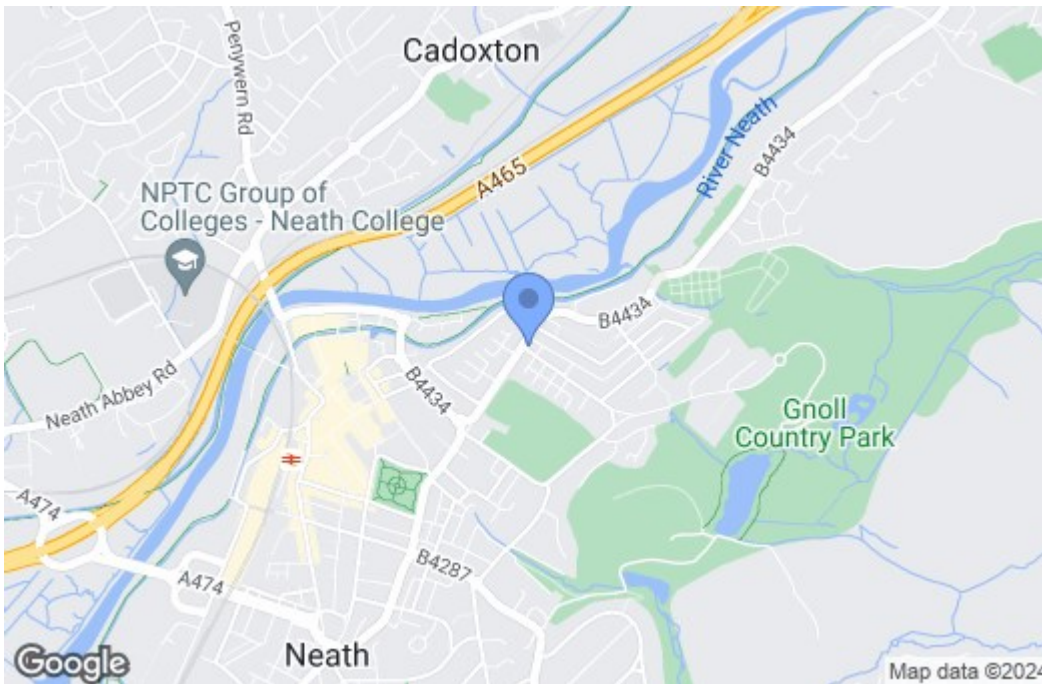
Mobile Coverage - EE, Vodafone and O2.

Satellite - BT, Sky and Virgin.

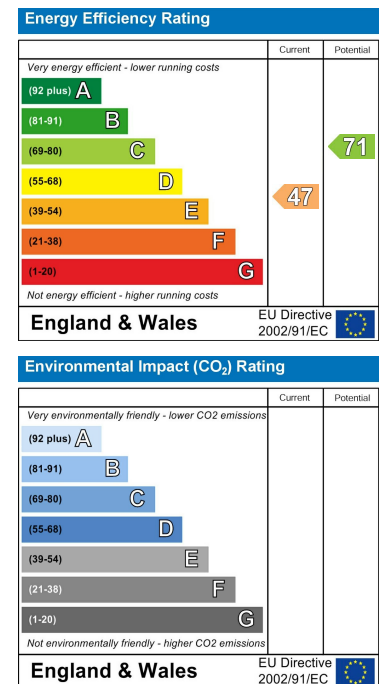
Floor Plan



Area Map



Energy Efficiency Graph



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