



## 16 Wenham Place, Neath, SA11 3AH

**£169,950**

Located in one of Neath's most desirable areas, this property offers easy access to the M4 corridor, stunning countryside walks to the Gnoll Country Park, and convenient access to the M4. The house is a traditional family home with three bedrooms and has lots of potential. The accommodation is spread over two floors and includes an entrance hallway, an open-plan lounge, a dining room, and a kitchen on the ground floor. On the first floor, there are three bedrooms and a bathroom. The rear garden is elevated and has lawn areas, as well as backing onto mature trees, and there is a small shed at the top of the garden. The property is available with vacant possession.



## Main dwelling



Enter via Upvc double glazed door into hallway.

## Hallway



Stairs to first floor, understairs cupboard, window to side and radiator.

## Lounge 11'11" x 10'11" (3.65 x 3.35)



Spacious open-plan Lounge with bay window to front and rear and radiator.

## Second reception 12'8" x 10'9" (3.88 x 3.28)



With wooden feature fire surround with marble hearth and inset, with bay window to rear and radiator.

**Dining room 8'3" x 8'2" (2.52 x 2.51)**



With window to rear, door to understairs cupboard and kitchen.

**Kitchen**



Fitted with wall and base units which would need replacing, room for gas cooker, window to rear and door to side.

**Landing 7'8" x 6'4" (2.36 x 1.95)**

Window to side.

**Bedroom one 13'2" x 10'10" (4.02 x 3.32)**



Good size bedroom with bay window to front, fitted with wardrobes with built-in-shelves with mirror inset.





**Bedroom two 12'1" x 12'11" (3.69 x 3.94)**



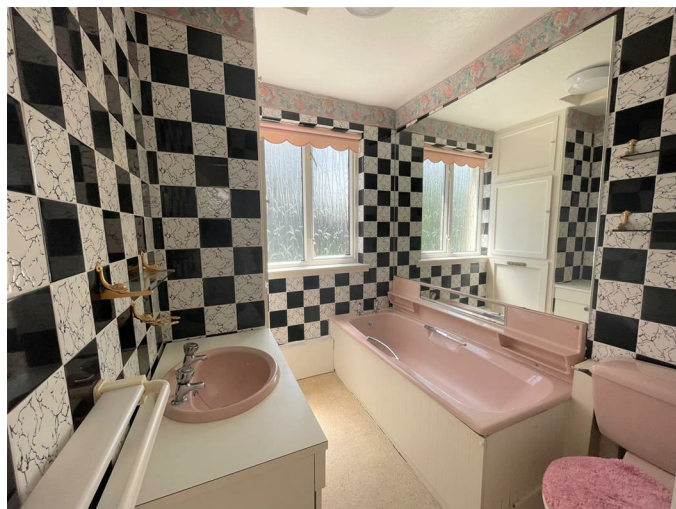
With window to rear.

**Bedroom three 7'4" x 7'2" (2.25 x 2.19)**



With window to front.

**Bathroom 7'7" x 6'4" (2.33 x 1.94)**



Fitted with panel bath, vanity wash hand basin, low level WC, cupboard housing the Baxi boiler cushion flooring, tiled to walls and window to rear.

**Rear garden**



Tiered garden with lawn, brick shed to the bottom of the garden, mature trees, patio area and side access.





### Front garden



Small steps leading to the main entrance, lawned garden with mature bushes.



### Rear house view



### Council tax

Band:

D

Annual Price:

£2,281 (min)

### Services

Conservation Area

No

Flood Risk

No Risk

Floor Area

968 ft 2 / 90 m 2

Plot Size

-

Satellite / Fibre TV Availability

BT

Sky

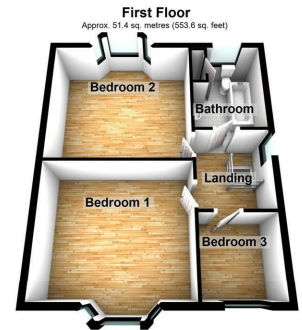
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## Floor Plan

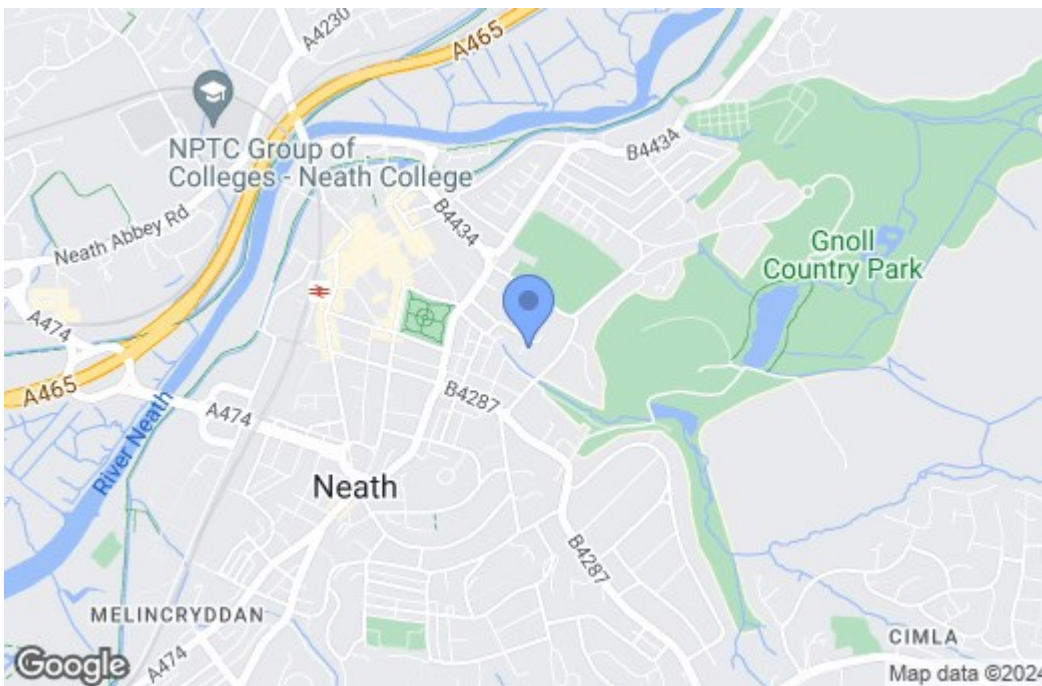


Total area: approx. 103.3 sq. metres (1112.0 sq. feet)  
Our floorplan measurements are not to be relied upon these are for brief layout only  
Plan produced using PlanUp.

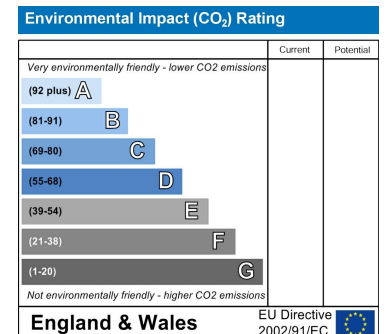
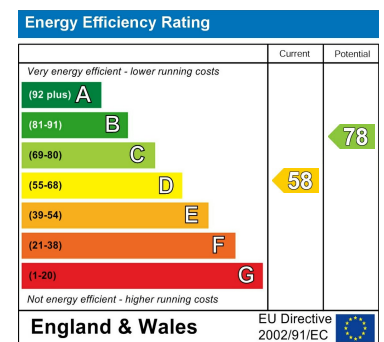


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## Area Map



## 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.