



80 Lewis Road, Neath, SA11 1DQ

Offers In The Region Of £95,000

Situated within walking distance of Neath Town Centre with all amenities and facilities, transport links, local schools and access for the M4 motorway, a semi-detached split level bungalow, benefitting from some views over Neath from the rear, and although would benefit from a full programme of modernisation and improvement, offers versatile accommodation over 2 floors to include 3 bedrooms and bathroom/w.c. to the ground floor and living room/dining area, further reception room, cloakroom/utility and kitchen to the lower ground floor. Outside, there is a garden to the front and a large garden to the rear which is in need of cultivation.

Main Dwelling



Front entrance door into:

Entrance hallway 16'0" x 5'10" (4.88m x 1.78m)



With covered ceiling, picture rail, window to side, stairs to lower ground floor.

Bedroom one 12'0" x 10'5" (3.66m x 3.18m)



With covered ceiling, radiator, window to front.

Bedroom two 12'3" x 9'10" (3.73m x 3.00m)



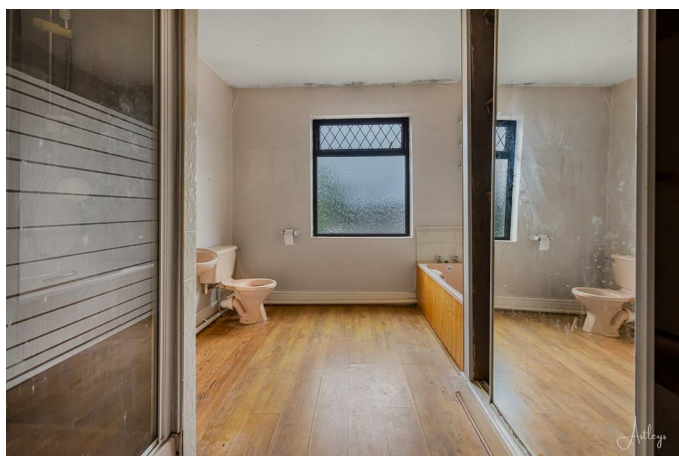
With picture rail, laminate flooring, radiator, window to rear.

Bedroom three 7'9" x 10'6" (2.36m x 3.20m)



With radiator, coved ceiling, laminate flooring, window to front.

Bathroom/w.c. 13'3" x 9'5" (4.04m x 2.87m)

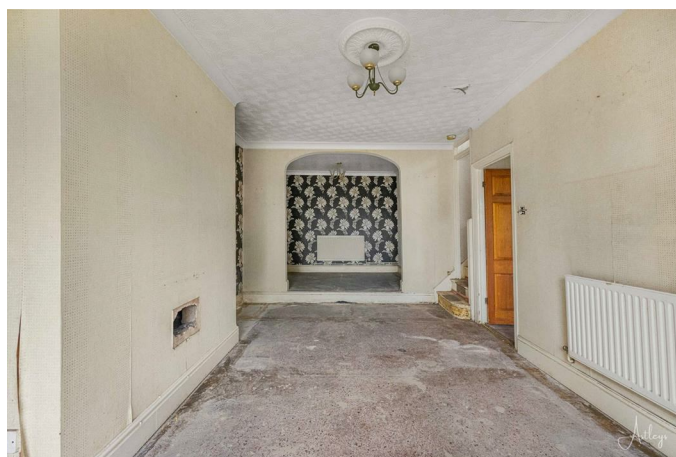


4 piece suite in pink with shower cubicle, panelled bath, wash hand basin, w.c., laminate flooring, window to rear, some built-in cupboards with mirror sliding doors, radiator.

LOWER GROUND FLOOR



Living room 16'5" x 10'11" (5.00m x 3.33m)



With sliding patio doors to rear garden, radiator, coved ceiling, step up and arch to:

Dining area 9'2"m x 6'8" (2.79m x 2.03m)

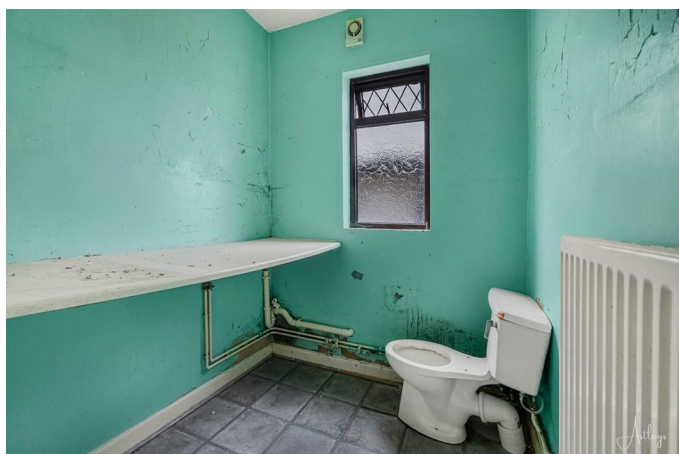


With covered ceiling, radiator.

Study/playroom/storage room 9'8" x 8'8" (2.95m x 2.64m)

With built in cupboard, covered ceiling.

Cloakroom/utility area 6'3" x 5'10" (1.91m x 1.78m)



With tile effect laminate flooring, plumbed for washing machine and space for tumble drier, w.c., window to side.

Kitchen 10'7" x 9'9" (3.23m x 2.97m)



Fitted with base and wall units in oak effect with work surfaces, stainless steel sink unit, space for appliances, window and door to rear, radiator.

Outside

Outside



Front garden area with patio and slate areas, side steps down to paved side garden leading to large uncultivated garden to the rear with elevated patio.

Outside



AGENTS NOTE

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

59 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

AGENTS NOTE

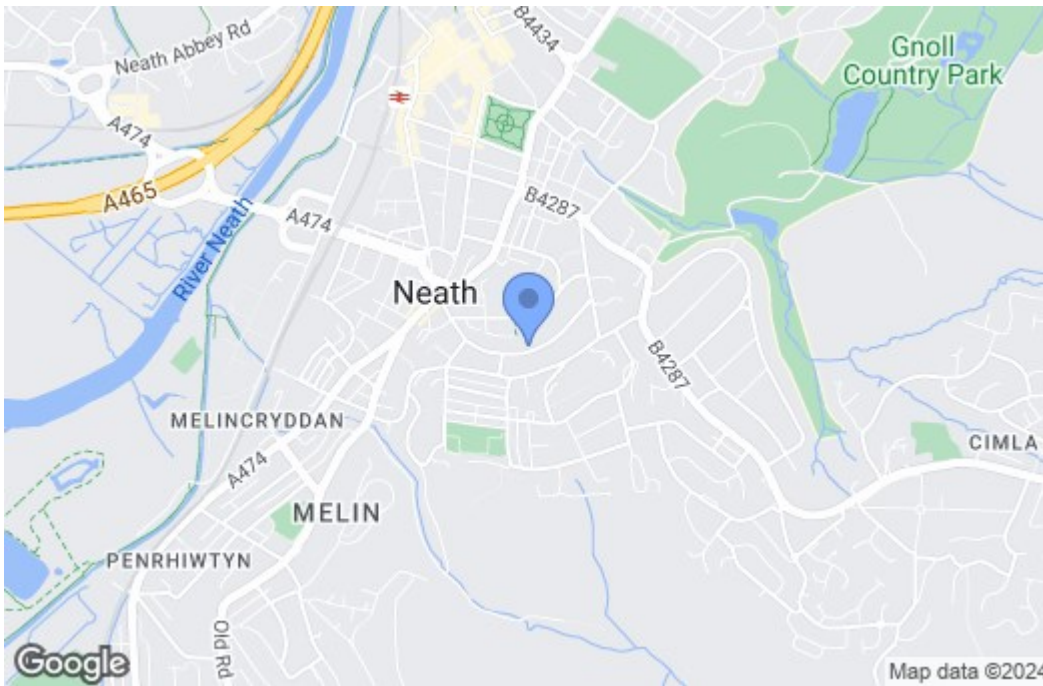
Council Tax Band C - £2028 PA

Floor Plan

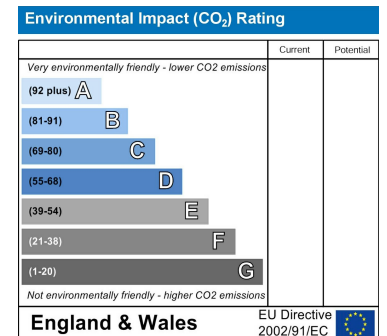
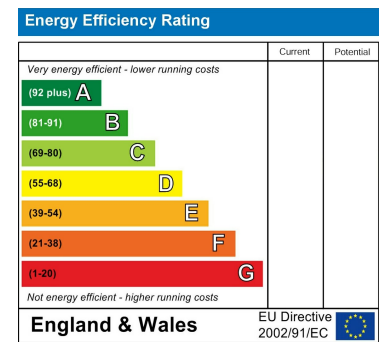


Total area: approx. 97.6 sq. metres (1050.5 sq. feet)
Our floorplan measurements are not to be relied upon these are for brief layout only
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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