



## 97 Lewis Road, Neath, SA11 1DJ

**£385,000**

Situated within walking distance of the popular Gnoll Country Park, local schools and all amenities and facilities at Neath Town centre, a Victorian semi-detached family residence, constructed circa 1860, offering many original interesting period features. The generous accommodation is set over 2 floors and comprises entrance porch, entrance hallway, sitting room, dining room, kitchen/breakfast room, cloakroom, office/snug and living room to the ground floor and 3 double bedrooms, ensuite shower room and main family bathroom/w.c. to the first floor. Externally, there are beautiful well stocked gardens to front side and rear with an abundance of mature trees and shrubs. There is ample parking to the side driveway for several vehicles and lovely views from the first floor of the property from the front.

## Main Dwelling



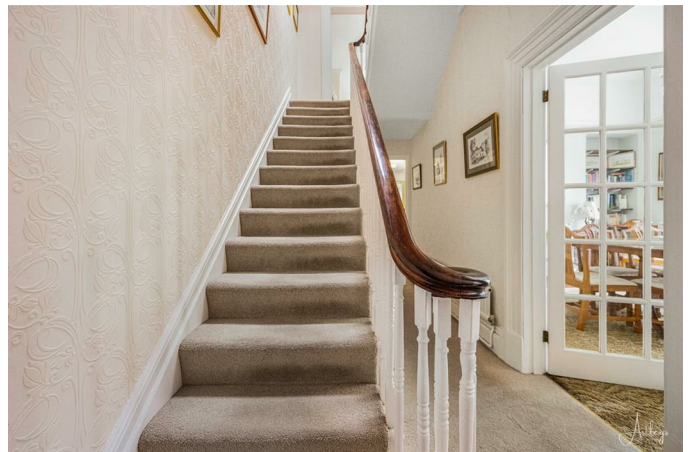
## Entrance hallway 18'10" x 12'11" x 6'2" (5.74m x 3.94m x 1.88m)



## Front Entrance



With fitted plate rack, ornate coving, radiator, door to cellar, stairs to first floor.



## GROUND FLOOR

### Entrance porch 4'10" x 4'9" (1.47m x 1.45m)

With mosaic tiled floor, coved ceiling, part tiled walls, glazed door with side panels into:

**Sitting Room 17'7" x 15'10" (5.36m x 4.83m)**



With feature tiled fireplace with electric fire (not tested) but there is an open fire if desired, ornate coving picture rail, two radiators, double glazed bay window to front and window to side.



**Dining Room 14'11" x 11'1" (4.55m x 3.38m)**



With double glazed bay window to side, radiator, picture rail, ornate coving.



**Kitchen 23'3" x 9'7" (7.09m x 2.92m)**



Fitted with a range of 'Farmhouse' style base and wall units in Country Cream with Natural Granite effect work surfaces, bowl style sink and drainer, integrated dishwasher and fridge, Rangemaster gas cooker, space for fridge/freezer, wall mounted gas display cupboards, double glazed window to side, tiled floor, spotlights to ceiling.



**Lobby area 3'9" x 3'1" (1.14m x 0.94m)**

With tiled floor, double glazed door to rear garden.

**Cloakroom 4'2" x 3'10" (1.27m x 1.17m)**

With 2 piece suite in beige with wash hand basin and w.c., tiled floor, part tiled walls, radiator.

**Office/snug 13'9" x 8'10" (4.19m x 2.69m)**



With velux roof light, double glazed window to side.

**Living Room 16'9" x 12'0" (5.11m x 3.66m)**



With Mahogany feature fireplace with fitted electric fire (not tested), fitted plate rack, double glazed french doors to side garden and window to front, two radiators.



Landing/dressing area/office space 13'7" x 10'5"  
(4.14m x 3.18m)

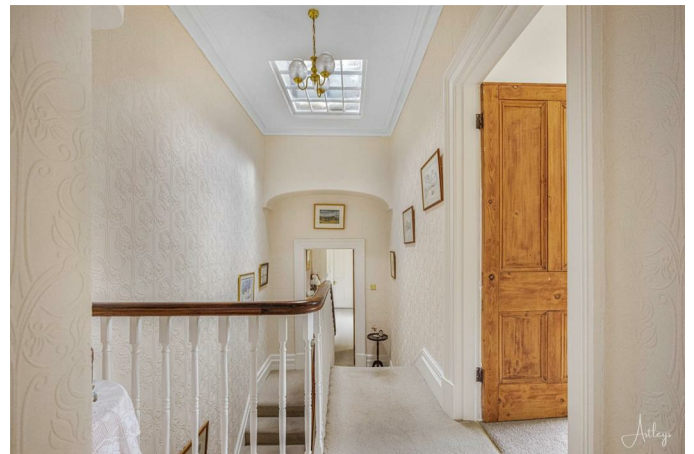


Main landing area 18'8" x 6'2" (5.69m x 1.88m)



With fitted storage cupboards, one housing wall mounted gas combination boiler, fitted bookshelves, radiator, double glazed window to front.

With built-in cupboard, access to roof space via pull down ladder, coved ceiling, window to attic space which allows lots of natural onto first floor.





**Bedroom one 17'4" x 12'8" (5.28m x 3.86m)**



With range of fitted wardrobes and dressing table in white, sash style tilt and turn double glazed windows to front and side, picture rail, coved ceiling, two radiators.



**Ensuite shower room 11'4" x 5'1" (3.45m x 1.55m)**



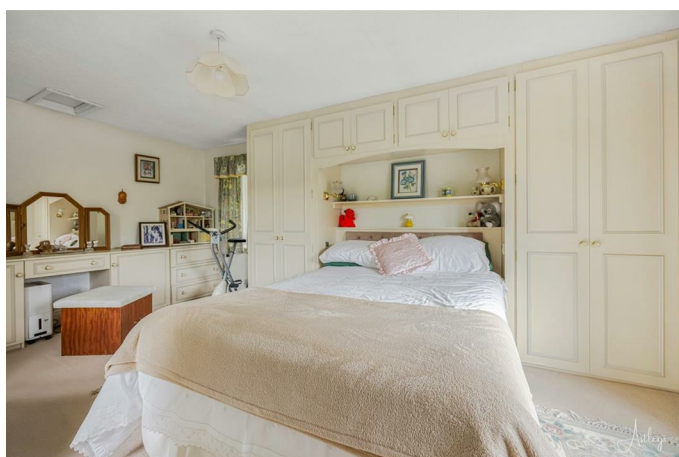
With 3 piece suite comprising vanity sink, w.c., shower cubicle, heated towel rail, pvc tongue and groove ceiling, double glazed window to side.



**Bedroom two 16'4" x 11'11" (4.98m x 3.63m)**



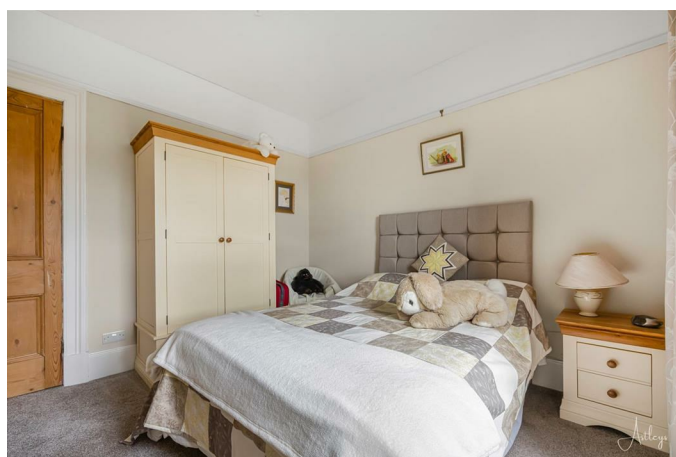
With fitted wardrobes, cupboards and dressing table, double glazed window to front and side, radiator.



**Bedroom three 11'7" x 11'3" (3.53m x 3.43m)**



With double glazed window to side, radiator, picture rail.



### Bathroom/w.c. 10'5" x 8'6" (3.18mx 2.59m)



With 4 piece suite in Blue comprising panelled bath, w.c., wash hand basin, bidet, fully tiled walls, built-in cupboard, radiator, double glazed window to rear.



### Outside



There are beautiful well stock gardens to front and side, comprising lawned areas, patios and an abundance of mature trees and shrubs. There is ample parking to the side driveway for several vehicles.







**Lean-to garden/sun room 8'9" x 5'8" (2.67m x 1.73m)**  
Access from the garden and suitable as potting shed.

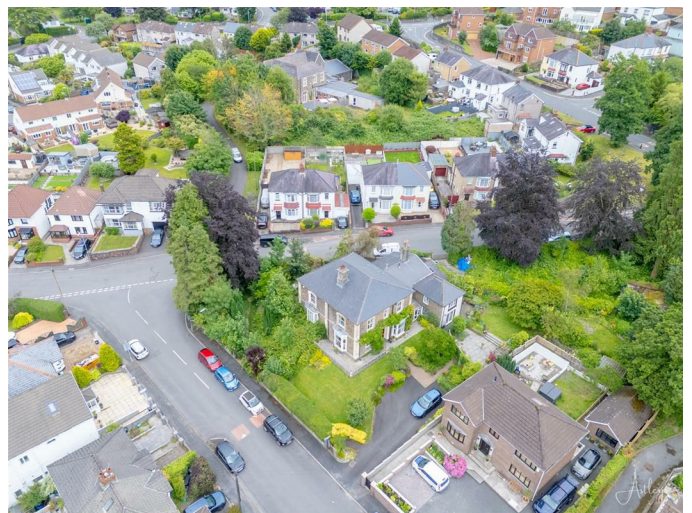
**Roadside view**



**Ariel view**



**Ariel view**



**AGENTS NOTE**

Council Tax Band F with an annual payment of £3295

**AGENTS NOTE**

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Full fibre

Satellite / Fibre TV Availability

BT

Sky

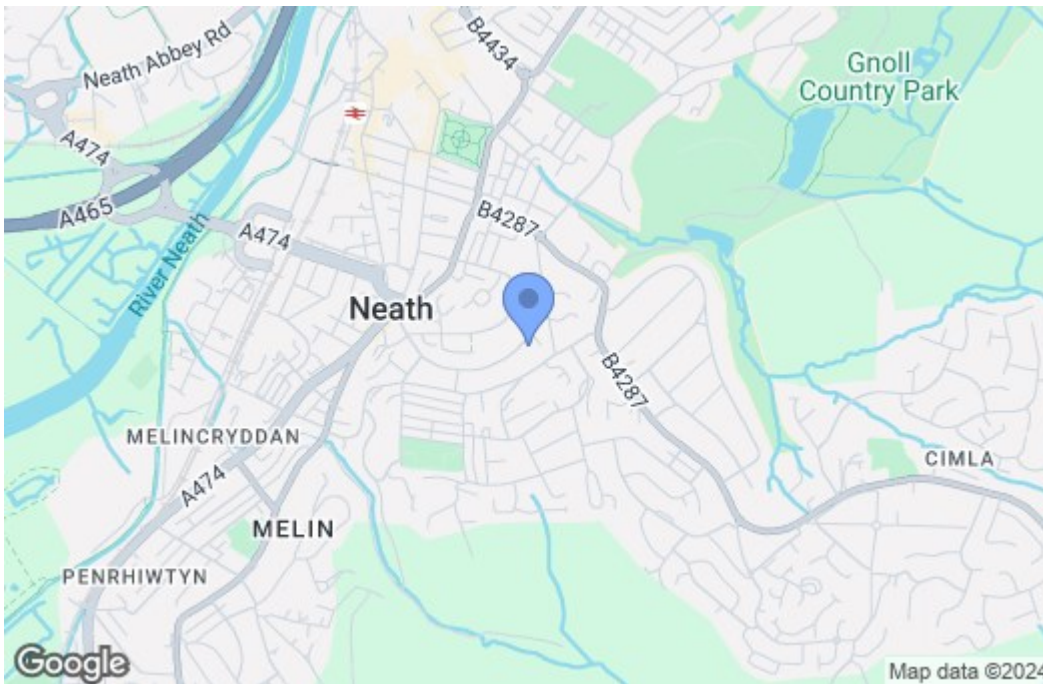
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**Agents note**

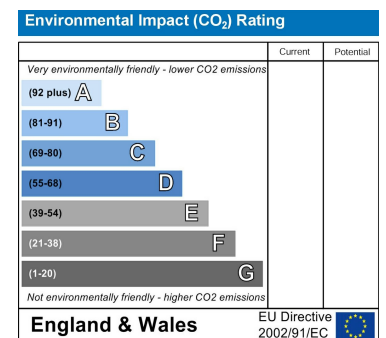
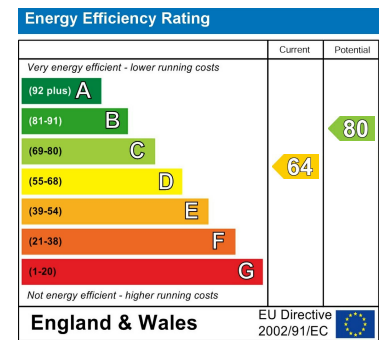
Part of the rear garden that to the right hand side is being separated from the property, however there is still a generous size garden, for information on this please contact the office.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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