

20 High Street, Neath, SA11 3NB

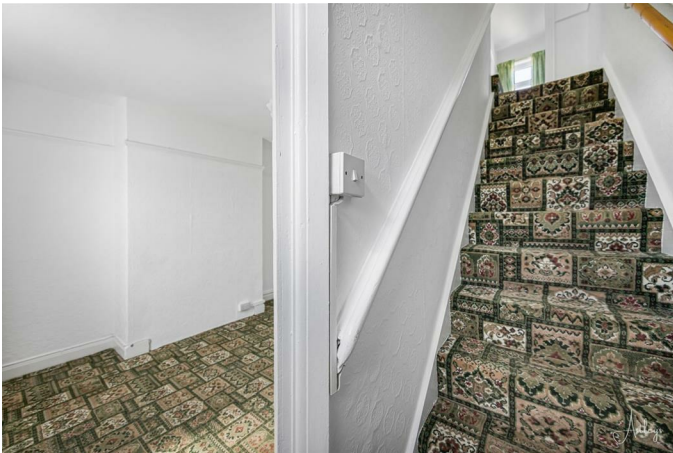
£110,000

Situated on a level convenient location within walking distance of all amenities, facilities and transport links at Neath Town Centre, close to local schools, the popular Gnoll Country Park and affording easy access for the M4 motorway. A mid-terraced property that has been well maintained by the present owners, however, would benefit from some modernisation, offering accommodation over 2 floors to include 2 reception rooms, kitchen and bathroom/w.c. to the ground floor and 3 bedrooms to the first floor. Outside, there is a large level garden to the rear with timber garden shed and backs onto the Neath canal.

Front entrance door into:



Entrance hallway 11'3" x 2'7" (3.43m x 0.79m)



With dado rail, radiator, stairs to first floor.

Front reception room 12'9" x 9'10" (3.89m x 3.00m)



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

Rear reception room 12'9" x 11'7" (3.89m x 3.53m)



With fitted gas fire (not test`ed), double glazed window to rear, radiator, meter cupboard, understairs storage cupboard.

Kitchen 10'8" x 5'11" (3.25m x 1.80m)



With fitted base and wall units in beige with marble effect work surfaces, stainless steel sink unit, space for cooker, washing machine and fridge/freezer, part tiled walls, double glazed window to rear.

Kitchen



Small lobby area 3'9" x 3'0" (1.14m x 0.91m)

With double glazed door to rear, radiator.

Bathroom/w.c. 7'1" x 5'6" (2.16m x 1.68m)



With 3 piece suite in white comprising panelled bath with shower over, w.c., wash hand basin, fully tiled walls, cushion flooring, radiator, built-in storage cupboard, double glazed window to rear.

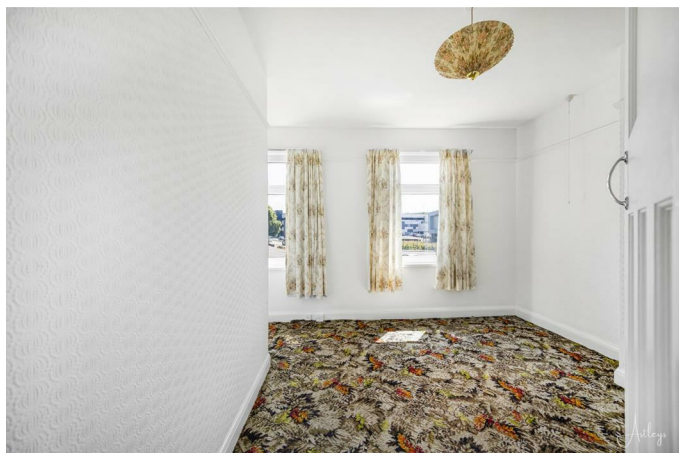
FIRST FLOOR

**Bedroom one 13'6" (longest) x 12'9" (widest point)
(4.11m (longest) x 3.89m (widest point))**



With two double glazed windows to front, picture rail, radiator, double glazed window to front, window over stairs.

Bedroom one



Bedroom two



Bedroom two 10'10" x 8'8" (3.30m x 2.64m)



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

Bedroom three 13'1" x 7'5" (3.99m x 2.26m)



With two double glazed windows to rear, picture rail, radiator.

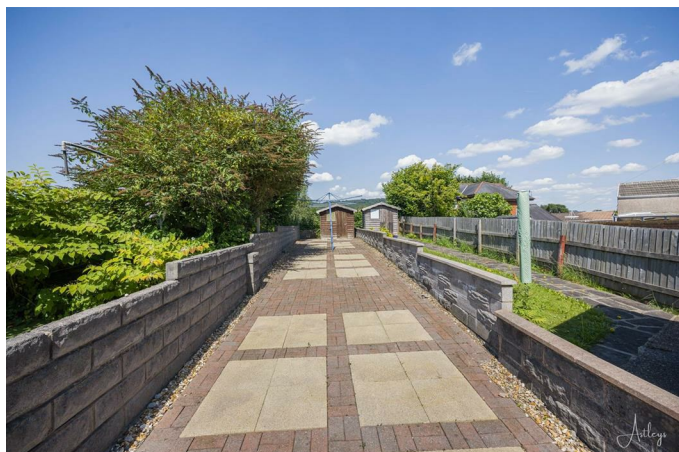
Bedroom three



Outside

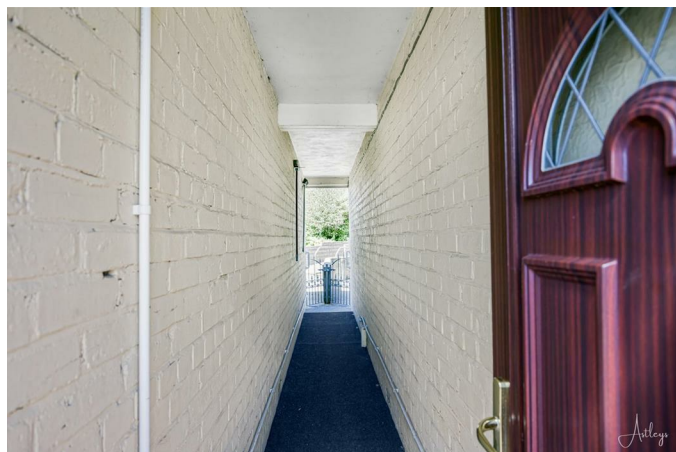


Outside



Long level garden to the rear which is brick paved with timber garden shed and outside water tap.

Alleyway



Drone image



AGENTS NOTE

Council Tax Band B £1774

AGENTS NOTE

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

23 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

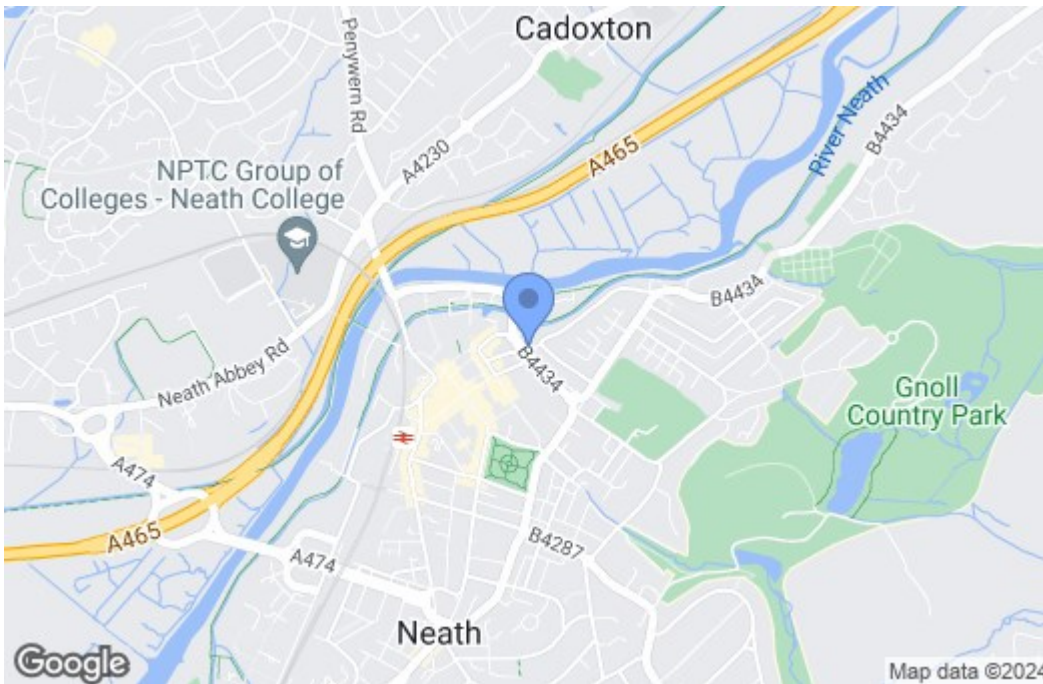
Sky

Virgin

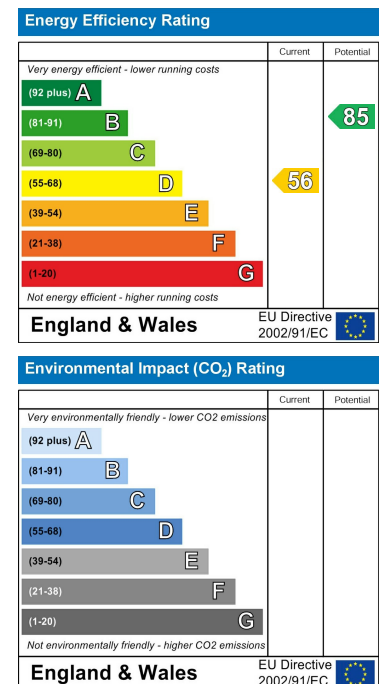
Floor Plan



Area Map



Energy Efficiency Graph



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