



24 Leonard Street, Neath, SA11 3HN

Offers In The Region Of £185,000

Newly renovated 2 bedroom terraced property with vacant possession, situated on a level location within walking distance of all amenities and facilities at Neath Town Centre, the popular Gnoll Country Park and within easy access of the M4 motorway, a mid-terraced property that would be ideal for first time buyers. offering accommodation over 2 floors to include spacious lounge/dining room, kitchen and second reception room to the ground floor and two bedrooms and bathroom with separate w/c, to the first floor. To the rear there is a paved rear garden with lawn and single detached garage and rear lane access.

Main dwelling

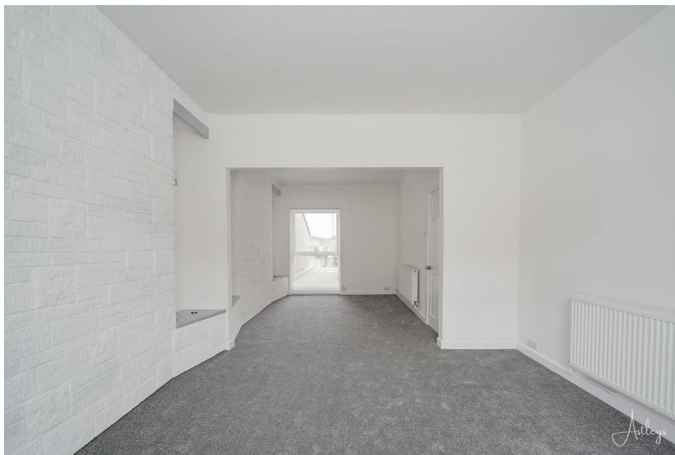
Paved front forecourt. Aluminium glazed front door into entrance hall.

Entrance hall 24'2 x 5'97 narrowing to 3'5 (7.37m x 1.52m narrowing to 1.04m)

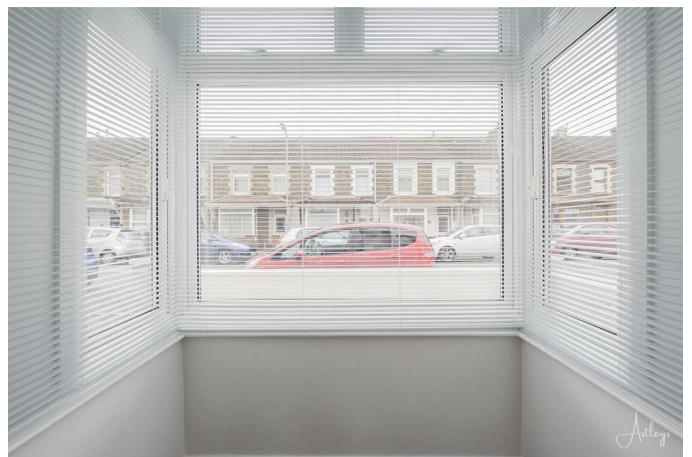


Cushioned floor and open tread staircase to first floor. Coved ceiling and radiator.

Front living area 11'7 x 13'8 (3.53m x 4.17m)

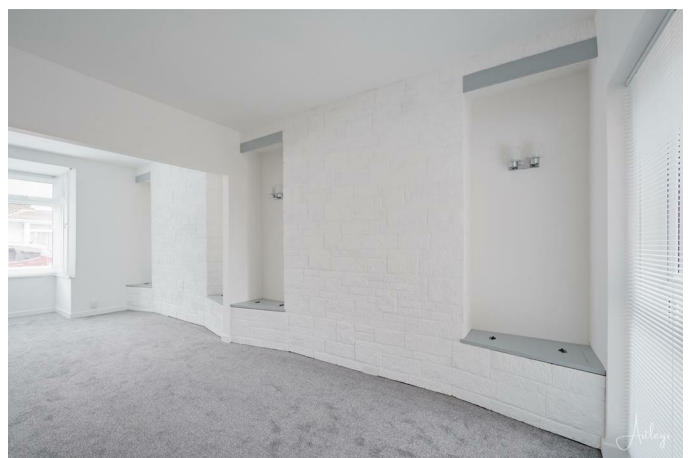


Double glazed bay window to front, feature stone walled alcoves, radiator. Square opening to dining area.



Dining area 9'4 x 11'8 (2.84m x 3.56m)

Picture window to rear, coving and radiator.



Dining area/second reception 9'9 x 11'7 (2.97m x 3.53m)



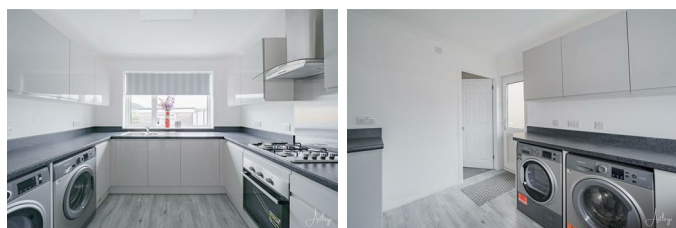
Picture window to side, coving and radiator



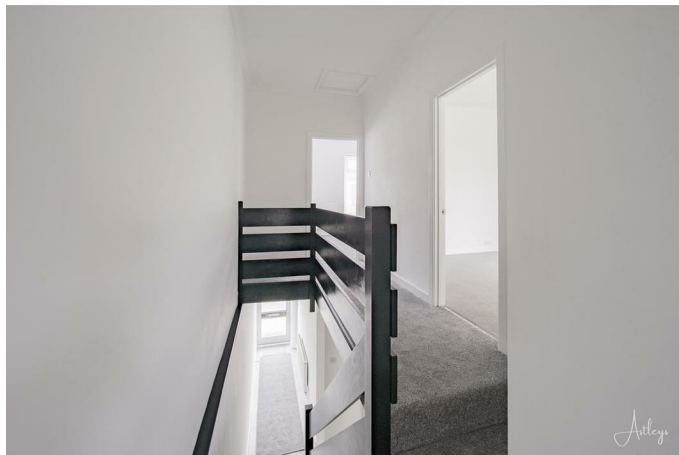
Kitchen 10'10 x 9'6 (3.30m x 2.90m)



High gloss, grey base and wall units, built in electric oven with 4 ring gas hob. Extractor fan over. Stainless steel sink unity, tiled floor, window to rear, coved ceiling. Grey washing machine and tumble dryer and space for a tall fridge.freezer. Feature LED light. Door to garden



Landing 16'8 x 6'1 (5.08m x 1.85m)



Coved with attic access

Bedroom 1 14'4 (with 2' depth into wardrobe) x 10'2 (4.37m (with 0.61m depth into wardrobe) x 3.10m)



Full width fitted wardrobes with sliding doors, shelving, drawers and hanging space. Coving, 2 windows to front and radiator.



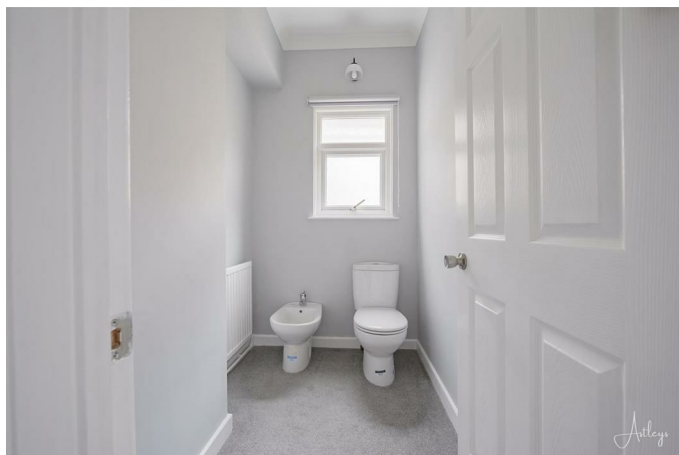
Bedroom 2 11'8 x 10'3 (3.56m x 3.12m)



Window to rear, coving and radiator

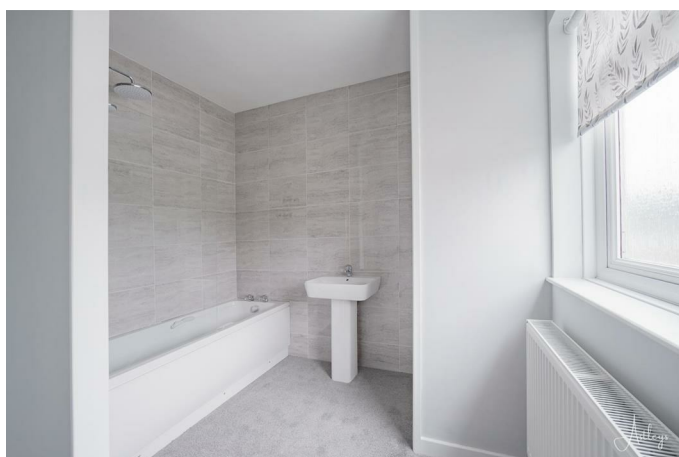


Separate w.c. 6'3 x 4'6 (1.91m x 1.37m)

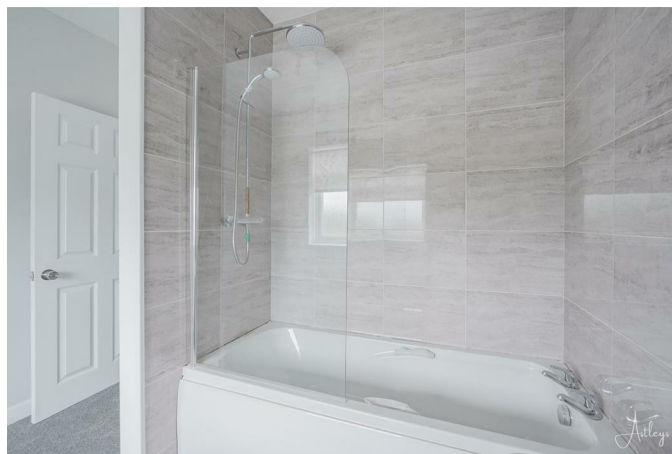


Separate w/c and bidet, window to side, coving and radiator.

Bathroom 9'7 x 8'9 (2.92m x 2.67m)



Panelled bath with shower over and wash hand basin, part tiled walls. Window to rear. Cupboard housing the boiler. Radiator.

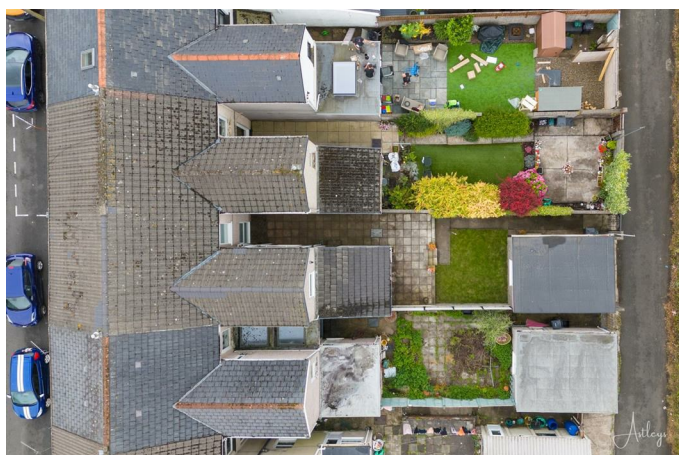


Rear garden



Enclosed garden with paved patio and grassed area. Detached garage access from the rear lane with gated access.

Drone photograph



Agents notes

Local Authority
Neath Port Talbot
Council Tax
Band: B Annual Price:
£1,774 (min)

Agents notes

Conservation Area
No
Flood Risk
No Risk
Floor Area
0 ft 2 / 0 m 2
Plot Size
0.04 Acres

Mobile Coverage

EE
Vodafone
Three
O2
Broadband

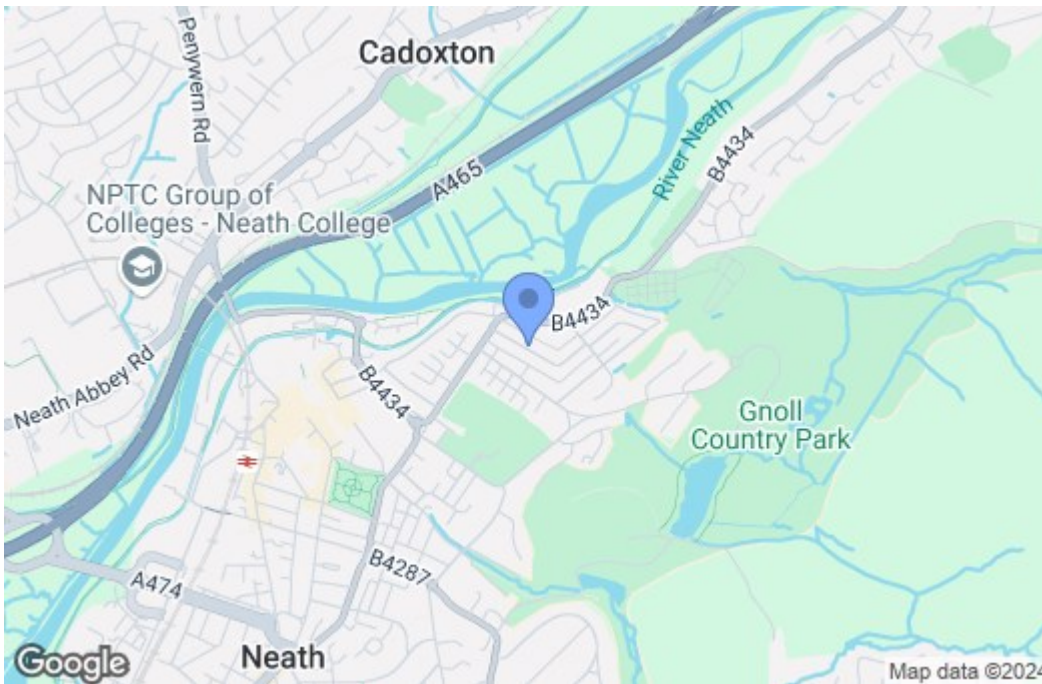
Basic
16 Mbps
Superfast
80 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

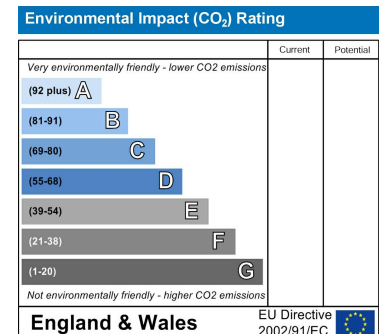
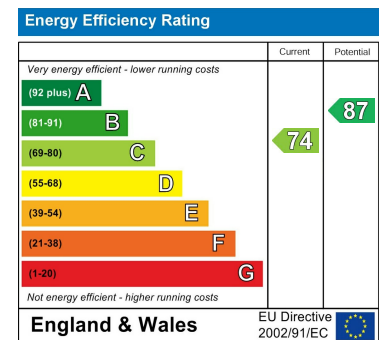
Floor Plan



Area Map



Energy Efficiency Graph



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