



## 22 Willet Close, Neath, SA11 1RZ

**Offers In The Region Of £129,950**

This end-link home is nestled in one of Neath's most sought-after areas, offering convenient access to the town and some picturesque river views to the side and lovely Canal Walks. Situated on a generous corner position. The property benefits from; gas central heating and double glazing, the ground floor features an inviting open plan living/kitchen area and a private conservatory. Upstairs, you'll find a comfortable bedroom with a range of fitted mirrored sliding wardrobes and a shower room. The enclosed rear garden, complete with fencing panels, paving, and shingles, provides a lovely outdoor space. Additionally there is a garden to the side currently separate with side gate that offers the opportunity to seamlessly expand the overall outdoor area. Comes with vacant possession.

## Main dwelling



Semi-detached on a level location within walking distance to Neath Town with lovely canalside walks and river views.

## Entrance

UPVC door with feature stained glass centrepiece leading through to the living and kitchen.

## Open-plan kitchen/living room 19'8 x 10'8 (5.99m x 3.25m)



Double glazed window to front, open-plan to the kitchen area, stairs to first floor, wall mounted fuse box, double radiator, and UPVC door to conservatory.



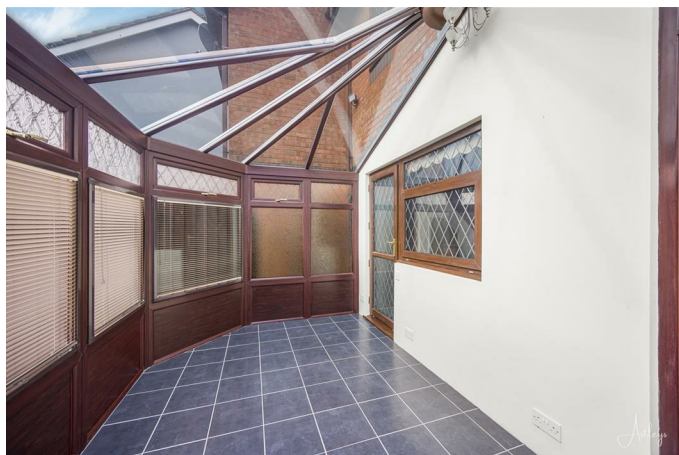
## Kitchen



Fitted with Oak style fronted doors to include; gas Zanussi cooker unused, washing machine, dishwasher and tall fridge freezer which are all to remain, understairs storage cupboard and door through to conservatory.



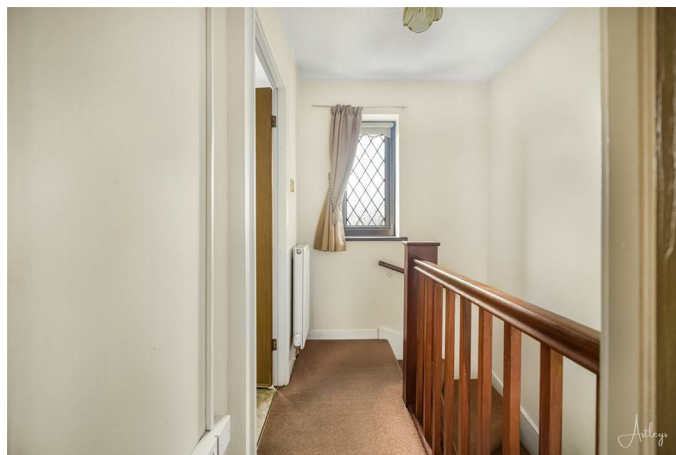
**Conservatory 14'9 x 9' (4.50m x 2.74m)**



Mahogany coloured frame, slate grey tiled floor. Clear active Blue glass self cleaning roof installed in 2009 by Dunraven Windows, 5 top openers some frosted and door to rear garden.



**Landing 7'7 x 5'9 (2.31m x 1.75m)**



Window to rear and radiator.

**Bedroom one 11'09 x 10'09 into wardrobe (3.58m x 3.28m into wardrobe)**



Range of wardrobes floor to ceiling with 2 mirrors inset. Cupboard housing Worcester boiler with shelf. Window to front and radiator. Attic access.



**Shower room 4'7 x 7'7 (1.40m x 2.31m)**



Fully tiled shower cubicle, with handrails and seat. Pedestal wash hand basin, low level w/c. Frosted window to rear.

## WC



## Rear garden



The property features a level, paved rear garden, bordered by fencing panels and small walled border. Additionally, a Resin garden shed is included. There is parking available at the rear for one vehicle. At the front, the garden offers potential for improvement. By moving the existing fence forward, the front garden can be expanded to create a larger, enclosed wrap-around garden space.



**Conservatory**



**Ariel view**

**Parking bay**



Off road parking for one vehicle.

**Front view**



**Agents notes**

Conservation Area : No  
Floor Area: 0 ft 2 / 0 m 2  
Plot size: 0.03 acres

Mobile coverage: EE  
Vodafone: Three: O2: Broadband

Basic: 19 Mbps  
Superfast: 80 Mbps  
Ultrafast: 1000 Mbps  
Satellite / Fibre TV Availability  
BT  
Sky  
Virgin

### **Council tax**

Band:

B

Annual Price:

£1,774 (min)

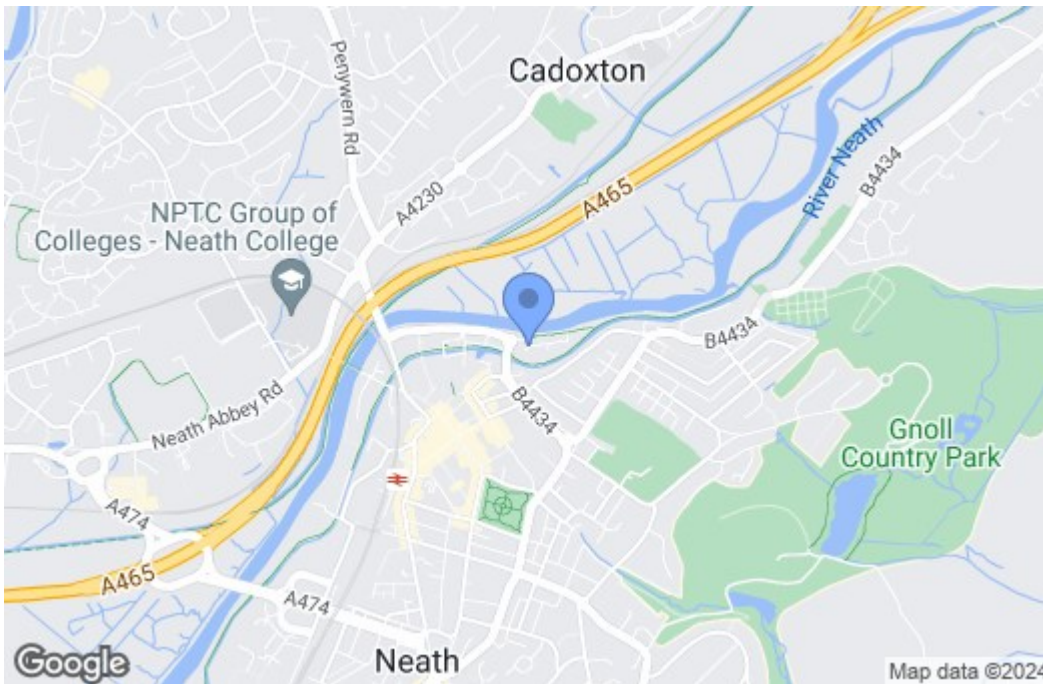
### **Agents note**

There is cavity wall installation which is still under a 7 year warranty.

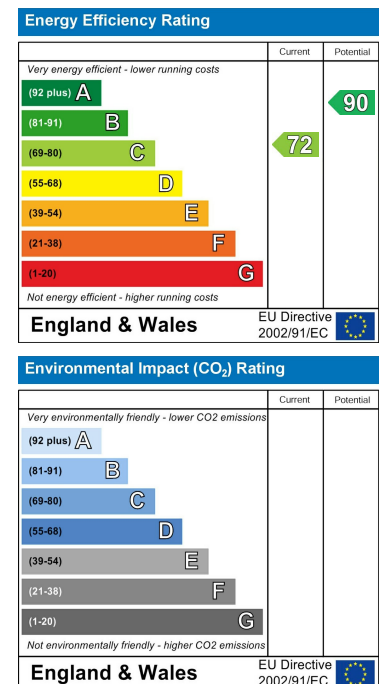
## Floor Plan



## 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.