



111 Leonard Street, Neath, SA11 3HP

Offers In The Region Of £165,000

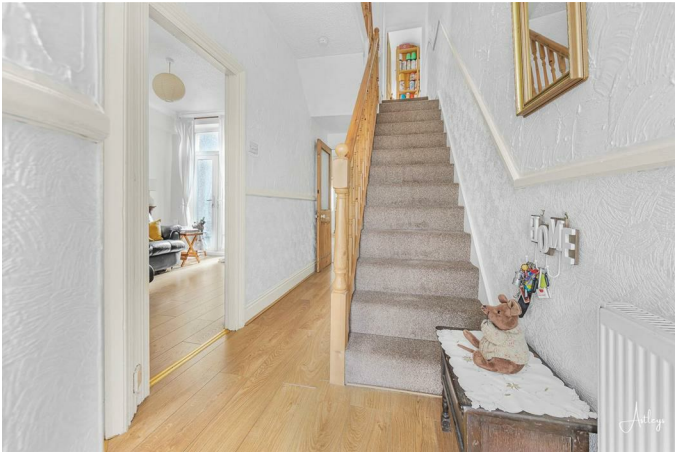
This delightful mid-terraced house presents an excellent opportunity for first-time buyers and families alike, the property is conveniently situated within walking distance of Neath Town Centre, where a variety of amenities and facilities await. Additionally, the picturesque Gnoll Country Park is nearby, for those who require easy commuting options, the M4 motorway is also within easy reach, the ground floor features two inviting lounge areas, alongside a spacious dining room that flows seamlessly into the kitchen, to the first floor, you will find three well-proportioned bedrooms, to the rear of the property, a paved and decked garden awaits, offering a lovely outdoor space for enjoying the fresh air, the garden also benefits from rear lane access, in summary, this terraced house on Leonard Street is a wonderful blend of comfort, convenience, and potential.

Main dwelling



Composite front door into inner hallway.

Hallway



Laminate flooring with 3 under stair storage cupboards.

Front lounge 12'5 x 13'6 (3.78m x 4.11m)



Bay window to front, coving and radiator with built in wooden shelving.



Second lounge 10'12 x 12'2 (3.05m x 3.71m)



Laminate flooring, coving, patio doors to rear garden.



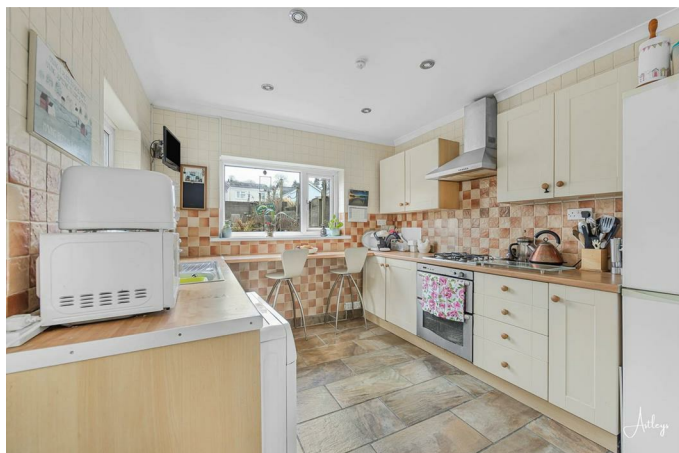
Dining room 9;4 x 12'9 (2.74m;1.22m x 3.89m)



window to the side, feature fire place, coving and laminate flooring.



Kitchen 10'2 x 9'4 (3.10m x 2.84m)



Fitted with a range of base and wall units in cream with oak effect work surfaces, porcelain tiled flooring, space for cooker, extractor fan over, sink with drainer, fridge/freezer and space for washing machine, window to back, door to side of property, radiator.



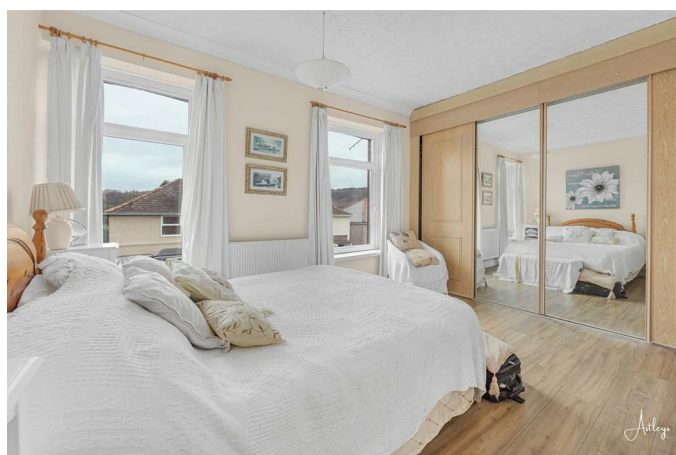
Landing area

With access to attic which is boarded, has a velux roof light and fitted shelving.

Bedroom 1 15'1 x 10'7 (4.60m x 3.23m)



Built in radiator and laminate flooring, coving and two radiators to the front.

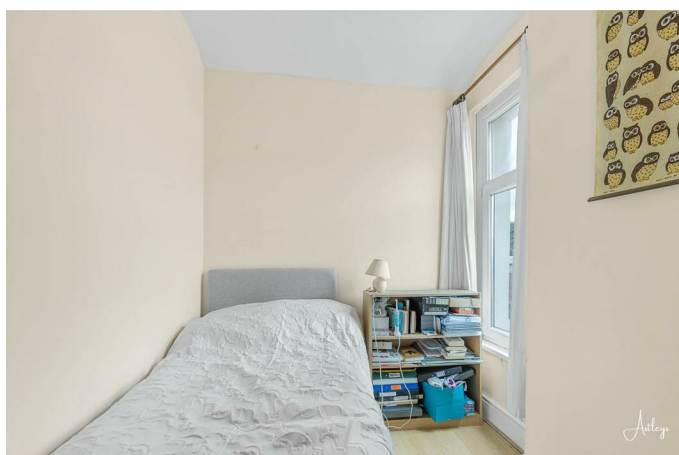


Bedroom 2 11'5 x 10 (3.48m x 3.05m)



Laminate flooring, coving, built in wardrobe and radiator.

Bedroom 3 9'5 x 5'7 (2.87m x 1.70m)



Laminate flooring, built in wardrobe (no door), window to back.

Bathroom 7'2 x 6'2 (2.18m x 1.88m)



3 piece suite in white comprising panelled bath with shower over, pedestal sink and low level w/c., cushion flooring, cupboard housing boiler, window to side.

Garden



Front forecourt garden area. Enclosed back garden with back gate to lane, paved area to the top of the garden, decking and shingle areas.



16 Mbps
Superfast
80 Mbps
Ultrafast
1000 Mbp
Satellite / Fibre TV Availability
BT
Sky
Virgin

Drone



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

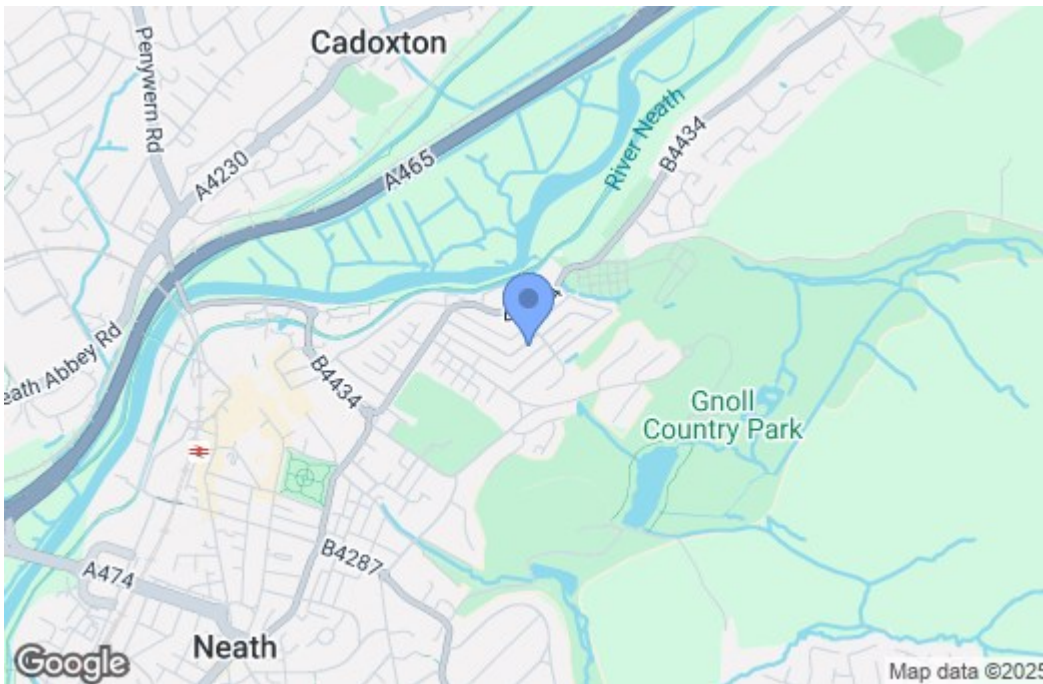
Broadband

Basic

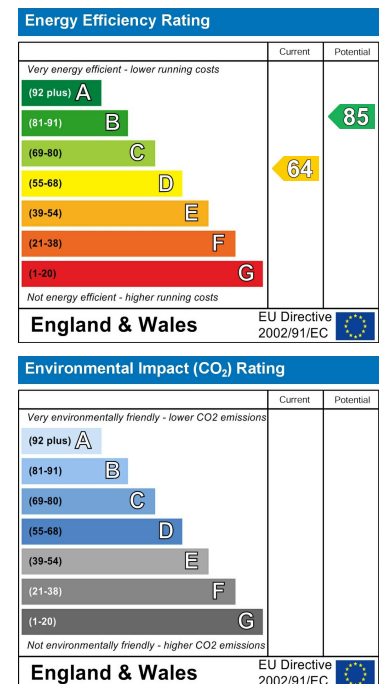
Floor Plan



Area Map



Energy Efficiency Graph



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