

## 27 Cwrt Sart, Neath, Glamorgan, SA11 2ST

**£165,000**

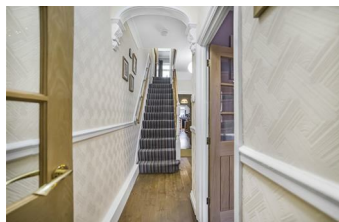
Situated on a level location close to local primary school & shops and a short distance to all amenities at Neath Town Centre, M4 motorway & A465. A substantial, well presented mid terraced spacious family home with double glazing and gas central heating throughout with spacious accommodation over two floors comprising entrance hallway, living room, sitting room, dining room and kitchen to the ground floor with three bedrooms and bathroom to the first floor. Outside there is a low maintenance enclosed garden with rear lane access. An ideal first time buyer opportunity.



#### **Entrance Porch 4'2" x 3'1" (1.28 x 0.95)**

Composite front door into porch area with ornate coving to ceiling, harlequin tiled flooring, door leading into hall.

#### **Hallway 18'11" x 5'10" (5.77 x 1.79)**



Wood effect laminate flooring, dado rail, radiator, ornate archway & coving to ceiling, stairs leading to first floor.

#### **Sitting Room 12'5" x 11'4" (3.80 x 3.47)**



Bay window to front, covered radiator, ornate coving & ceiling rose, full height freestanding shelving unit.

#### **Sitting Room**



#### **Living Room 13'6" x 14'1" (4.12 x 4.30)**



Feature wood fire surround with tiled hearth, radiator, coved ceiling, french doors leading to rear garden.

## Living Room



## Dining Room 15'1" x 9'11" (4.60 x 3.04)

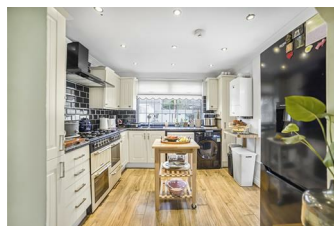


Window to side, radiator, coved ceiling, wood effect laminate flooring, opening into kitchen, understairs storage cupboard.

## Dining Room



## Kitchen 9'11" x 10'6" (3.03 x 3.22)



Range of base & wall units with range cooker with extractor hood over, sink & drainer, space for washing machine/tumble dryer & fridge/freezer, partial tiled walls, coved with spotlights to ceiling, wood effect laminate flooring, wall mounted Worcester gas boiler, window to rear, door to side leading to rear garden.

## Kitchen



## First Floor

### Landing Area 12'10" x 6'1" (3.93 x 1.86)

Access to loft space with pull down ladder, coved ceiling, full height storage cupboard, dado rail, coved ceiling.

### Bedroom one 9'11" x 17'6" (3.04 x 5.35)



Two windows to front, radiator, wardrobes (to stay).



### Bedroom one



### Bedroom two 11'5" x 11'3" (3.50 x 3.45)



Wood effect laminate flooring, radiator, window to rear.

### Bedroom three 6'2" x 9'10" (1.90 x 3.02)



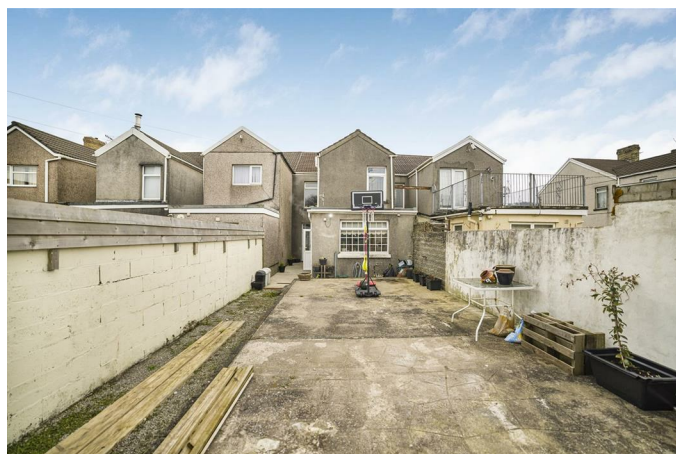
Window to rear, wood effect laminate flooring, radiator, coved ceiling.

### Bathroom/w.c. 6'7" x 6'10" (2.03 x 2.10)



Fully tiled bathroom with panelled bath with shower & screen over, wash hand basin, w.c. radiator, window to side.

### Rear Garden



### Drone photograph



### AGENTS NOTE

Council Tax Band B £1774

### AGENTS NOTE

Mobile coverage

EE  
Vodafone  
Three  
O2

Broadband  
Basic  
13 Mbps  
Superfast  
33 Mbps  
Ultrafast  
9000 Mbps

Satellite / Fibre TV Availability  
BT  
Sky  
Virgin

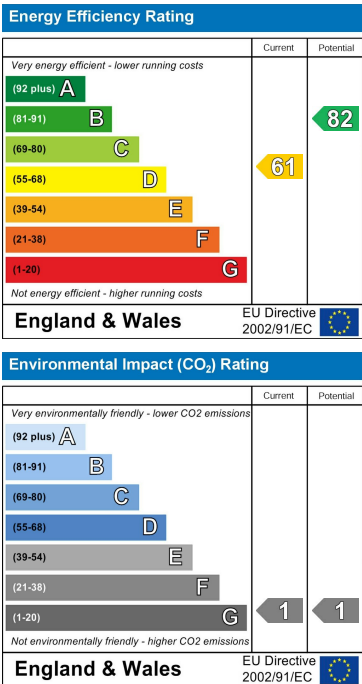
Floor Plan



Area Map



Energy Efficiency Graph



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