

13 Pendrill Street, Neath, SA11 1BP

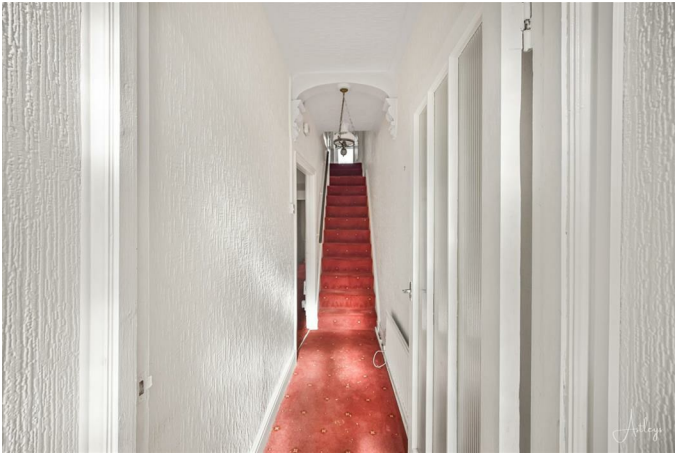
Asking Price £85,000

An ideal investment opportunity or potential family home, which would benefit from a programme of modernisation. This 2 bedroom terraced property offers versatile accommodation over 2 floors. To include entrance hall, open plan lounge/diner, second reception room leading to kitchen area, Situated within easy access to Neath town centre with all amenities and facilities. Garden to the rear are enclosed and comes with vacant possession.

Porch 3'11 x 3 (1.19m x 0.91m)

Glass fronted door to porch with door through to hallway.

Hallway 9' x 3' (2.74m x 0.91m)



Stairs up to first floor landing. Door through to lounge/diner. Coving and decorative ceiling feature. Radiator.

Lounge/diner 21'03 x 11'01 (6.48m x 3.38m)



Lounge area with window to front, radiator and coving with glass sliding doors to additional lounge/dining area with window to kitchen electric effect fire, radiator and coving.



Second reception/kitchen 7'11 x 10'01 (2.41m x 3.07m)



Window to kitchen, radiator and door to understairs cupboard. Door through to kitchen area and door through to utility area with WC.

Utility/Bathroom area 8'09 x 3'11 (2.67m x 1.19m)



Space for a utility room leading down one step to a w/c.

Kitchen area 9'02 x 6'04 (2.79m x 1.93m)



Wall and floor based units door to garden

Landing area



Upstairs bathroom 7'11 x 9'03 (2.41m x 2.82m)



w.c, pedestal wash hand basin, enclosed shower and window to the back. Radiator and airing cupboard housing a Valient boiler.

Bedroom 1 10'01 x 14'06 (3.07m x 4.42m)



Two windows to front, radiator, coving



Bedroom 2 8'05 x 11'08 (2.57m x 3.56m)



Window to rear, radiator, coving



Rear garden



Enclosed rear garden

Agents notes

Conservation Area

No

Flood Risk

No Risk

Floor Area

0 ft 2 / 0 m 2

Plot size

-

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

9 Mbps

Superfast

49 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

Agents notes

Local Authority

Neath Port Talbot

Council Tax

Band: B

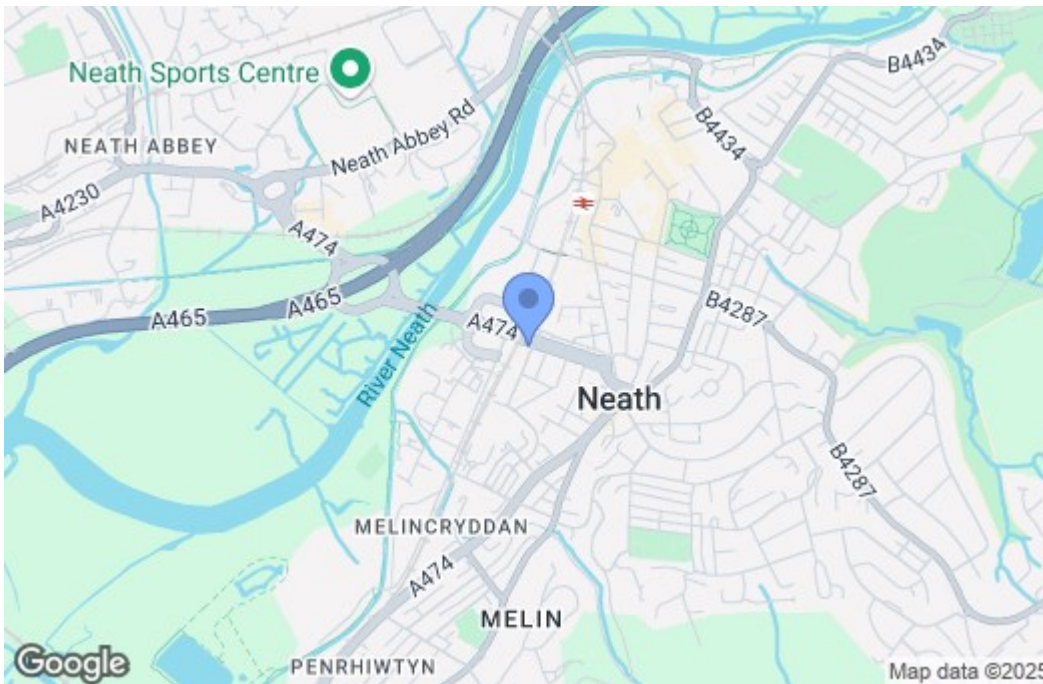
Annual Price:

£1,774 (min)

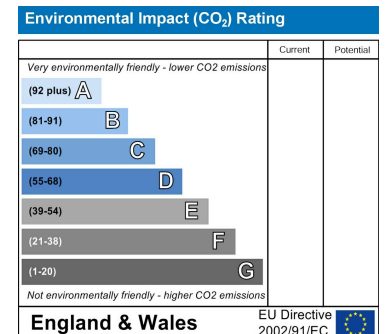
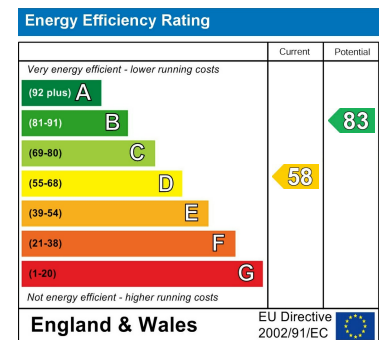
Floor Plan



Area Map



Energy Efficiency Graph



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