

## 28 Kingdon Owen Road, Neath, SA11 1JS

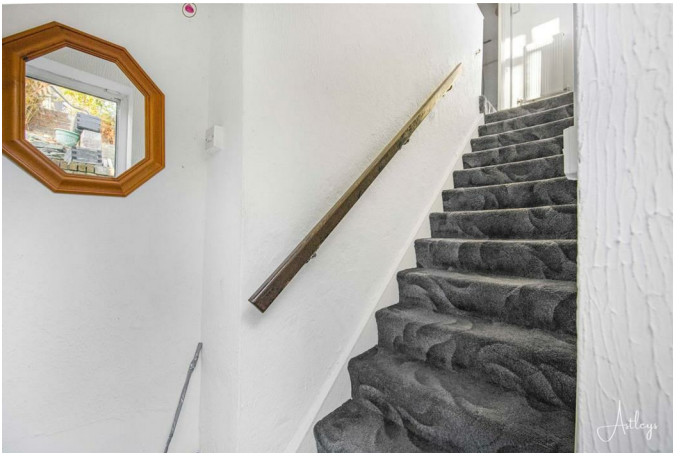
**Offers In The Region Of £80,000**

Nestled on Kingdom Owen Road in Neath, this well appointed flat presents an excellent opportunity for first-time buyers eager to step onto the property ladder. The apartment features a well-proportioned lounge, alongside a practical kitchen/diner. With two comfortable bedrooms, this home offers ample space for individuals or small families. The property is equipped with full gas central heating, ensuring warmth and comfort throughout the year. While the apartment would benefit from some refurbishment, it provides a blank canvas for new owners. Externally, the property includes a designated parking space, a valuable asset in this bustling area.

## Main dwelling



## Entrance hall 4'9 x 4'7 (1.45m x 1.40m)



Composite door into entrance hall area with steps immediately up to the apartment.

## Upper hall area 5'6 x 3'9 (1.68m x 1.14m)

With doors off to the shower room, lounge and kitchen.

## Lounge 15'1 (into alcove) x 10'9 (4.60m (into alcove) x 3.28m)



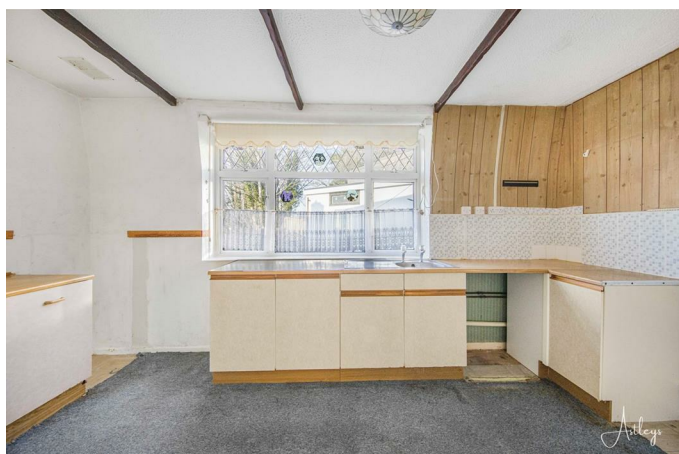
Cupboard and radiator with window to front.



**Kitchen/diner 15'4 x 9'9 (4.67m x 2.97m)**



A range of base units, stainless steel sink and drainer, space for cooker, fridge freezer and washing machine, radiator and window to back.



**Bedroom 1 13 x 9'9 (3.96m x 2.97m)**



Window to front, radiator and coving, airing cupboard with gas boiler.



**Bedroom 2 10'9 x 10'1 (3.28m x 3.07m)**



Window to back, radiator and coving.



**Shower room 5'6 x 6 (1.68m x 1.83m)**



Vinyl tiled floor, shower enclosure, pedestal sink and w/c with radiator.

**Garden**

Steps down to the entrance, there is garden to the right handside to the top with potential for off road parking.

**Drone**





**Agents notes**

Conservation Area - No

Plot size - 0.11 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

10 Mbps

Superfast

60 Mbps

Ultrafast

1800 Mbp

Satellite / Fibre TV Availability:

BT

Sky

Virgin

**Agents notes**

Local Authority - Neath Port Talbot

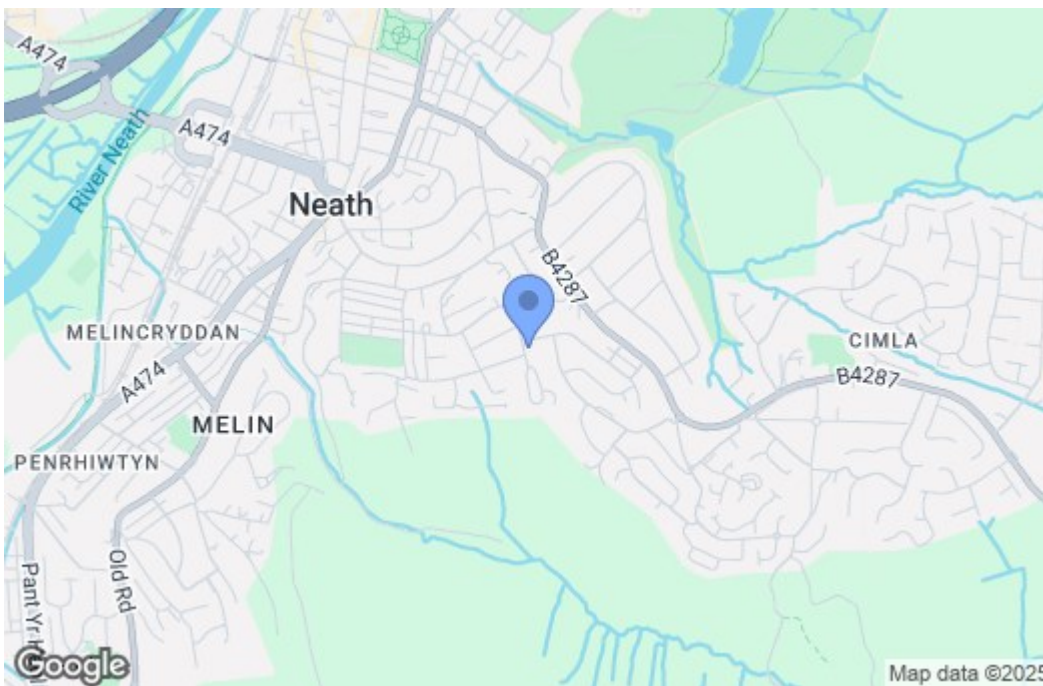
Council Tax Band: A

Annual Price: £1,521 (min)

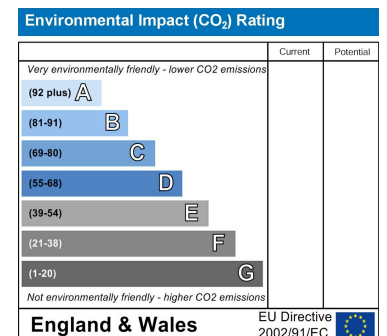
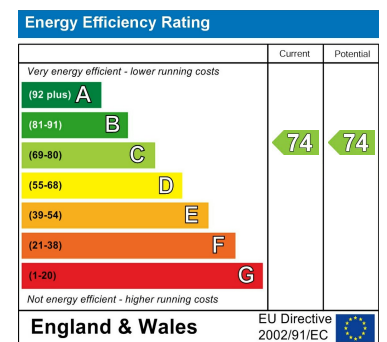
## Floor Plan



## Area Map



## Energy Efficiency Graph



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