



15 Hibbert Road, Neath, SA11 3DE

Offers In The Region Of £169,950

Situated on Hibbert Road in the bustling town of Neath, this delightful mid-terrace house offers a perfect blend of character and modern living. With its prime location, residents will enjoy the convenience of being just a stone's throw away from the bustling town centre and easy access to the M4 motorway, making commuting a breeze, the generous through living and dining area creates a warm and welcoming atmosphere. The well-appointed kitchen/dining room is perfect for family meals and gatherings, while the additional utility room adds practicality to daily life. A convenient downstairs shower room and W/C enhance the functionality of the home. The property features three comfortable bedrooms, each offering a peaceful retreat for rest and relaxation. Original features throughout the property add to its charm, while the good-sized rooms ensure that there is plenty of space for the whole family.

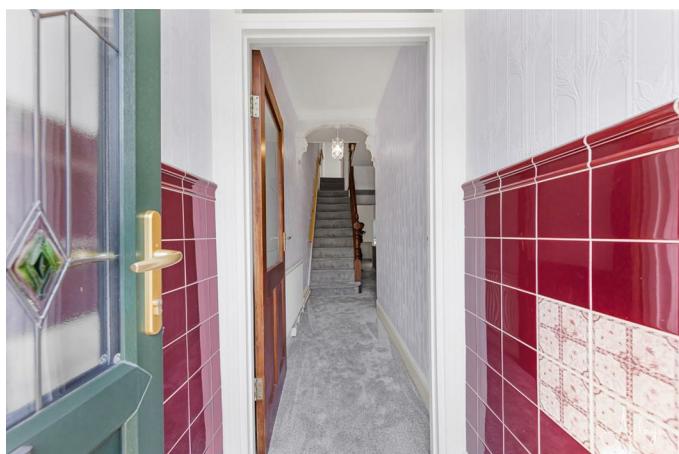
Main dwelling



Porch 4'06 x 3'06 (1.37m x 1.07m)

Tiled to porch area and half glazed door into hallway.

Entrance hallway 17'03 x 3'06 widening to 5'07 (5.26m x 1.07m widening to 1.70m)

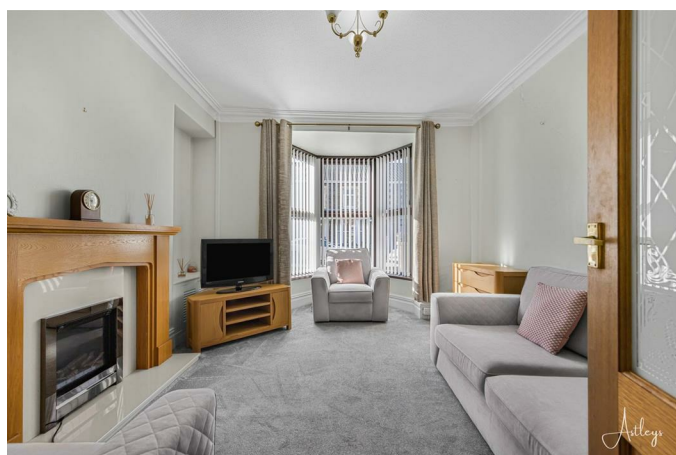


Composite front door into entrance hall with original features, radiator and understairs storage area.

Front lounge 15'06 x 11'04 (4.72m x 3.45m)



Bay window to front and feature fireplace, with radiator and coving, double doors through to:



Dining/second lounge 11'07 x 9'02 (3.53m x 2.79m)



Window to back, coving and radiator.



Kitchen 13'08 x 10'01 (4.17m x 3.07m)



Step down into kitchen, low level breakfast bar and lino flooring, low level sage base and wall units, coving, radiator and window to side, space for fridge/freezer, integrated cooker and gas hob with extractor fan over, butlers sink with mixer tap, built in storage cupboard and spot lights to ceiling.



Utility room 8'11 x 6'03 (2.72m x 1.91m)



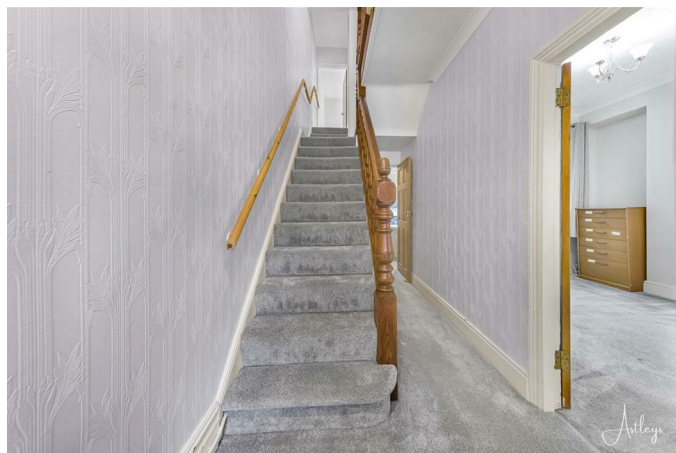
Wood effect wall units, space for Washing machine, tumble dryer and dishwasher, patio doors to garden, radiator.

Downstairs shower room

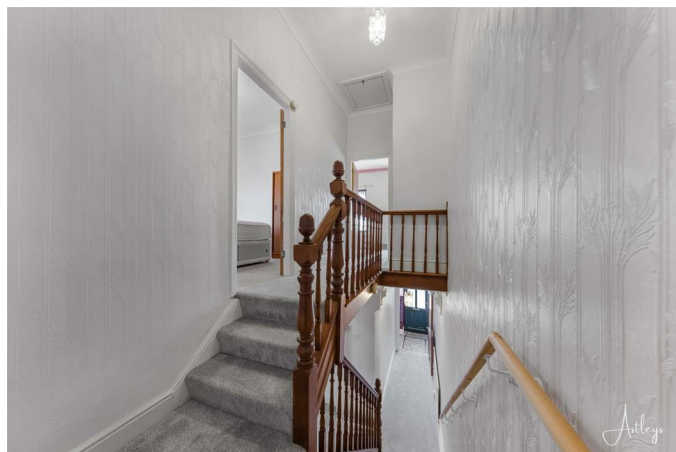


W/c, pedestal sink and shower unit.

Stairway



Landing 12'04 x 6'11 (3.76m x 2.11m)



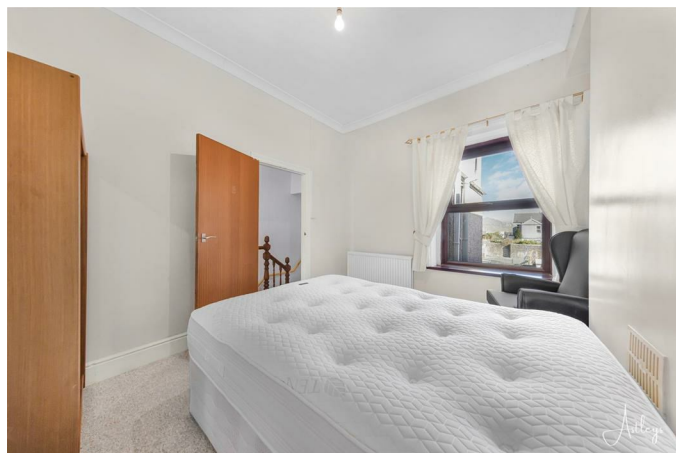
Built in double cupboard.

Bedroom 1 15'04 x 11'11 (4.67m x 3.63m)



Storage cupboards, coving, radiator and 2 x windows to the front.

Bedroom 2 11'08 x 10'02 (3.56m x 3.10m)



Coving, radiator and window to the back.

Bedroom 3 10'0 x '6'09 (3.05m x '2.06m)



Window to the back and radiator.

Family bathroom 7'01 x 6'11 (2.16m x 2.11m)



Garden



Enclosed rear, paved garden, access to back lane.



Drone



Agents notes

Local Authority:

Neath Port Talbot Council Tax Band : C

Annual Price : £2,028 (min)

Agents notes

Conservation Area: No

Flood Risk: England Only

Plot size: 0.03 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

17 Mbps

Superfast

80 Mbps

Ultrafast
1800 Mbps

Satellite / Fibre TV Availability:

BT

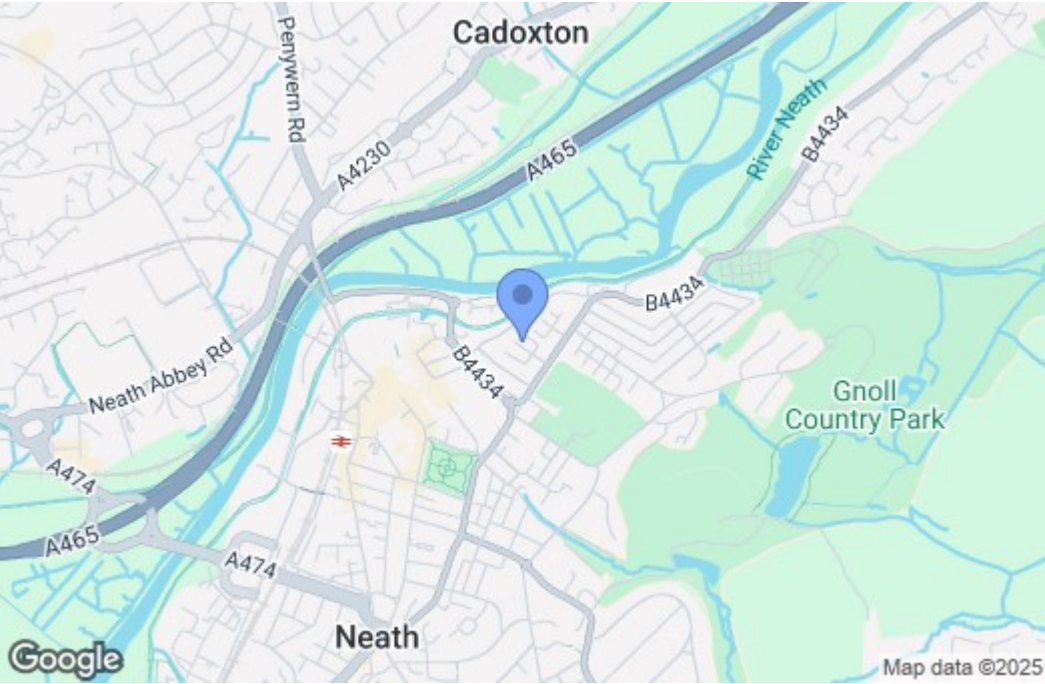
Sky

Virgin

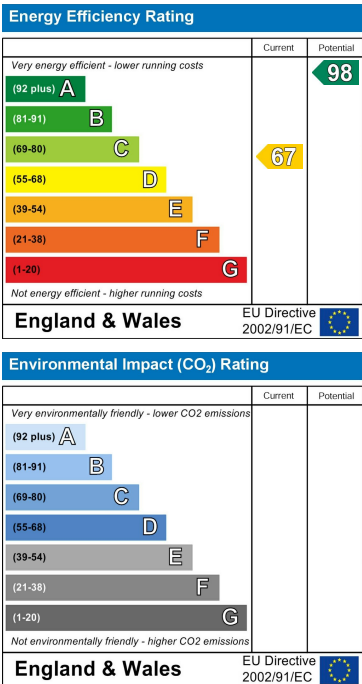
Floor Plan



Area Map



Energy Efficiency Graph



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