



74 Wellfield Avenue, Neath, SA11 1AX

Offers In The Region Of £144,950

Nestled on Wellfield Avenue in Neath, this charming semi-detached house presents an excellent opportunity for first-time buyers. The property boasts a convenient level location, just a stone's throw from the town centre, ensuring easy access to local schools, amenities, and essential facilities.

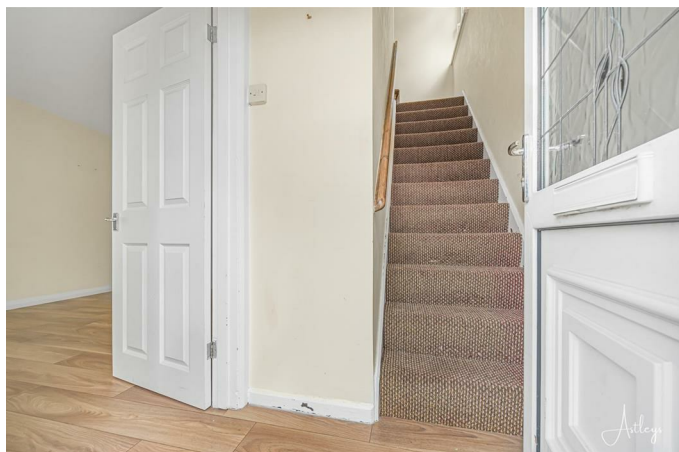
Upon entering, you are welcomed into a comfortable living room, perfect for relaxation and entertaining. The fitted kitchen/dining room is a delightful space, ideal for family meals and gatherings.

The ground floor also features a practical wet room, adding to the convenience of the home. Upstairs, you will find two well-proportioned bedrooms, providing ample space for rest and personalisation. The first-floor bathroom is generously sized, catering to the needs of a modern household. The property is complemented by a good-sized garden to the rear, offering a private outdoor space for gardening, play, or simply enjoying the fresh air. This semi-detached house is not only a lovely home but also an ideal first-time purchase, combining comfort, practicality, and a prime location. Don't miss the chance to make this delightful property your own.

Main dwelling



Double glazed front entrance door into:



Small entrance hallway 10'6" (to top of stairs) x 4'7"
(3.20m (to top of stairs) x 1.40m)



With radiator, laminate flooring, stairs to first floor.

Lounge 15'2" x 13'4" (4.62m x 4.06m)



With laminate flooring, double glazed bay window to front, radiator, understairs storage cupboard.



Kitchen 16'6" x 9'5" (5.03m x 2.87m)



Fitted with a range of base and wall units in beech colour with green marble effect work surfaces, stainless steel bowl style sink, space for washing machine, fridge/freezer and cooker, wall mounted gas boiler, tile effect laminate flooring, part tiled walls, double glazed window to rear, two radiators, spotlights to ceiling.



Lobby area 4'4" x 3'7" (1.32m x 1.09m)



With built-in cupboard, tile effect laminate flooring, double glazed door to rear garden.

Wet Room 6'7" x 5'6" (2.01m x 1.68m)



With walk-in shower, w.c., wash hand basin, fully tiled walls and floor, radiator, spotlights to ceiling, double glazed window to rear.



Landing area 7'2" x 2'7" (2.18m x 0.79m)



With double glazed window to side.

Bedroom 1 16'7" (widest point) x 11'3" (5.05m (widest point) x 3.43m)



With double glazed window to front, radiator.



Bedroom 2 11'3" x 9'1" (3.43m x 2.77m)

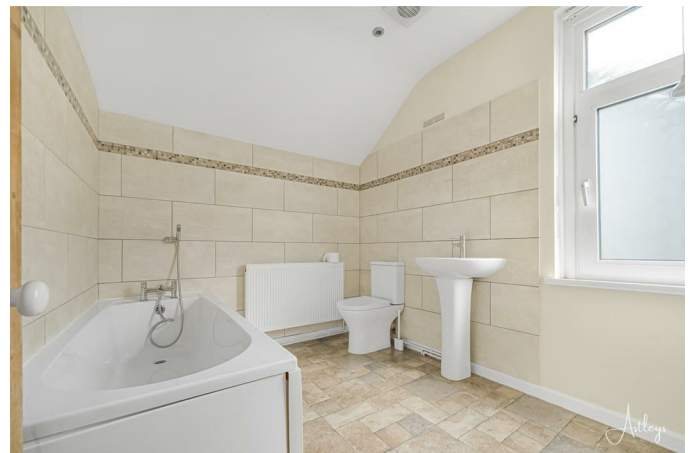


With double glazed window to rear, radiator.

Bathroom/w.c. 9'3" x 7'3" (2.82m x 2.21m)



With 3 piece suite in white comprising panelled bath with shower attachment to taps, w.c., wash hand basin, tile effect laminate flooring, part tiled walls, spotlights to ceiling, radiator, double glazed window to side.



Outside



Front garden area. Side access gate to good size garden to rear which comprises paved and concrete patio areas, lawns, mature trees and shrubs and timber garden shed. Outside water tap.



Rear garden



Front garden



Drone



15 Mbps
Superfast
58 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Agents notes

Neath Port Talbot Council Tax Band: B
Annual Price: £1,774 (min)

Agents notes

Local Authority
Neath Port Talbot
Council Tax
Band:
B
Annual Price:
£1,774 (min)
Conservation Area
No
Flood Risk
England Only
Floor Area
0 ft 2 / 0 m 2
Plot size
0.05 acres
Mobile coverage

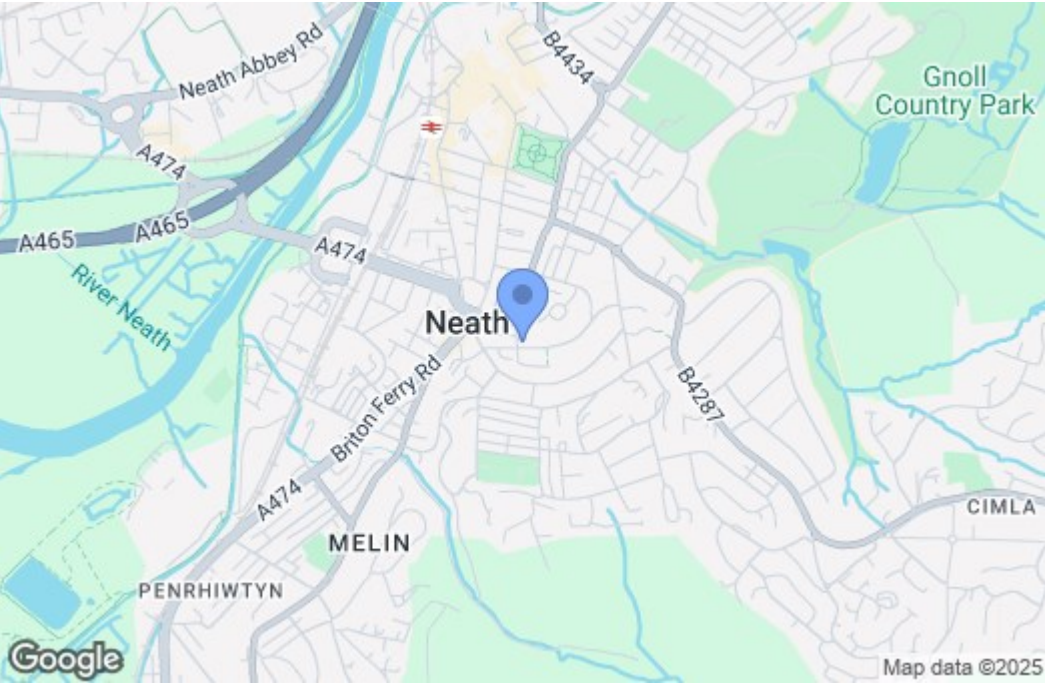
EE
Vodafone
Three
O2
Broadband

Basic

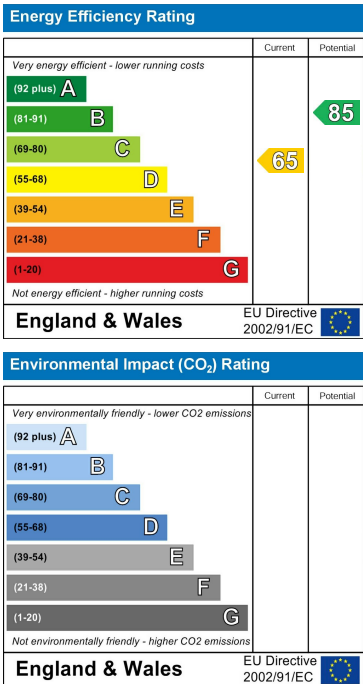
Floor Plan



Area Map



Energy Efficiency Graph



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