



## 10 Penshannel, Neath Abbey, Neath, SA10 6PW

**Price Guide £90,000**

\*\*\*TO BE SOLD VIA ASTLEYS ONLINE AUCTION OPENING BIDS START FROM 16/04 2025 at 11:am and ends 17/04/ 2025 at 12:00

This traditional, good sized, semi-detached family home offers a fantastic opportunity for those seeking a project to create their dream residence. Available via online auction, the property requires full renovation but is packed with potential. Located in a popular village setting, the home boasts convenient access to local stores, superstores, schools, colleges, and Neath town centre. The generous garden to the rear and front provides ample outdoor space, with the added benefit of a garage and off-road parking on the driveway. Offered vacant with no onward chain, this property on Penshannel is ideal for investors or families looking to settle in Neath. Don't miss out on this exciting opportunity to bring your vision to life!



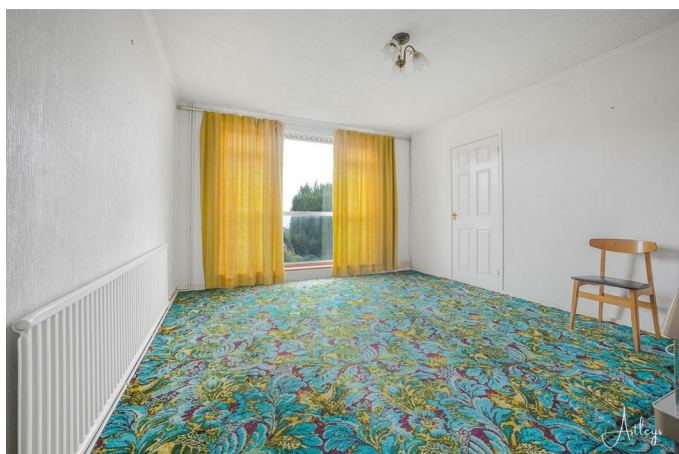
## **Main dwelling**

**Hallway 13' x 6'2 (3.96m x 1.88m)**



Glass panelled door into hallway.

**Front lounge 13'4 x 12'4 (4.06m x 3.76m)**



Window to front and double doors into second lounge, radiator.

**Sitting room 10'3 x 9'8 (3.12m x 2.95m)**



Window to back and radiator, door to kitchen.

**Kitchen 9'8 x 8'4 (2.95m x 2.54m)**



Door to back garden, window to back. Stainless steel sink, storage cupboard and radiator, a range of wall and base units.

### Kitchen



### landing 11'3 x 6'4 (3.43m x 1.93m)



Airing cupboard and window to side.

### Bathroom 9'9 x 5'5 (2.97m x 1.65m)



Cork tiled floor, 3 piece bathroom suite with shower over the bath, fully tiled walls, radiator and window to side.

### Bedroom 1 12'8 x 11'7 (3.86m x 3.53m)



Built in wardrobe area, radiator and window to front.



**Bedroom 1**



**Bedroom 3 7'9 x 7'6 (2.36m x 2.29m)**



**Bedroom 2**



Window to front and radiator.

**Front garden/drive**



**Bedroom 2 11'3 x 10'7 (3.43m x 3.23m)**



Long driveway and garage, side access to the back garden.

Window to the back and radiator.



**Front garden**



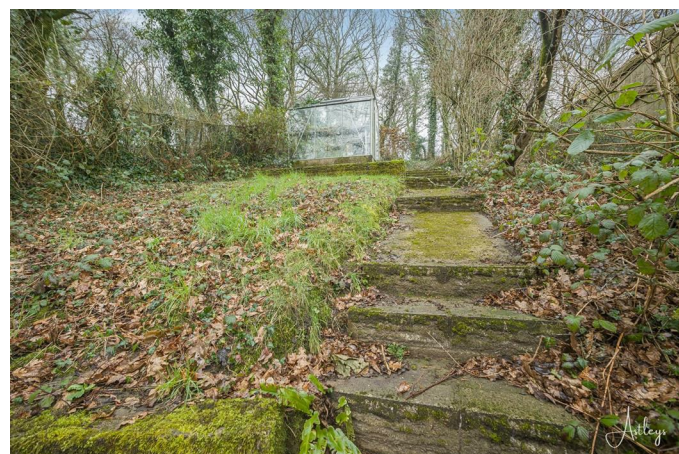
**Rear garden**



**Rear Garden**



Tiered back garden backing onto woodland with shrubs.



**Rear garden**





Drone



Drone



Drone



#### Agents notes

\* Generally speaking Guide Prices are provided as an indication of each seller's minimum expectation, i.e. 'The Reserve'. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Virtually every property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure guide.

#### Council Tax

Band:C

Annual Price:£2,028 (min

#### Agents notes

Auction fees: The sale of each lot is subject to a buyer's premium of 1.5% of the purchase price (subject to a minimum of £500) including VAT unless otherwise stated. in addition to the sale price

Please be advised that to successfully register for the auction, you will be required to supply card details in order for a holding fee of £5000.00 to be placed on your card. Only the successful bidder will be charged. The release of the holding fee for unsuccessful bidders may take in excess of seven days.

#### Services

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic14 Mbps

Superfast80 Mbps

Ultrafast1000 Mbps

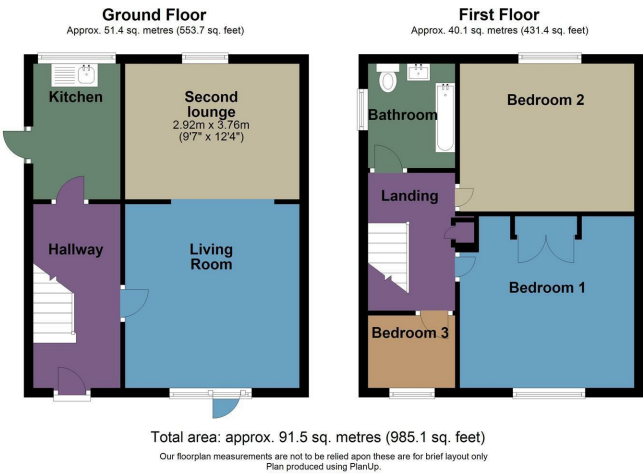
Satellite / Fibre TV Availability

BT

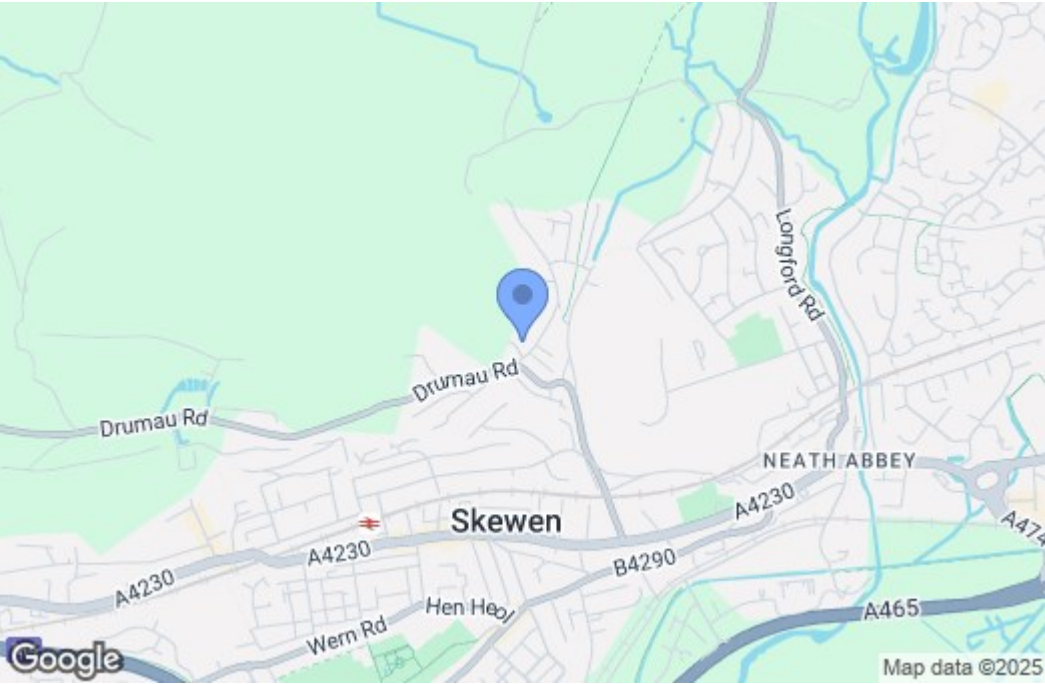
Sky

Virgin

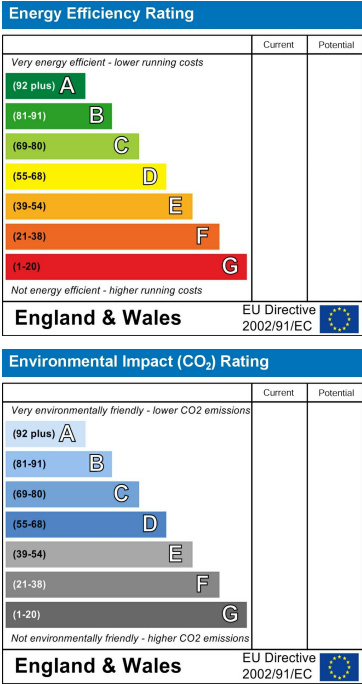
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.