

## 75 Shelone Road, Neath, SA11 2PT

**£134,950**

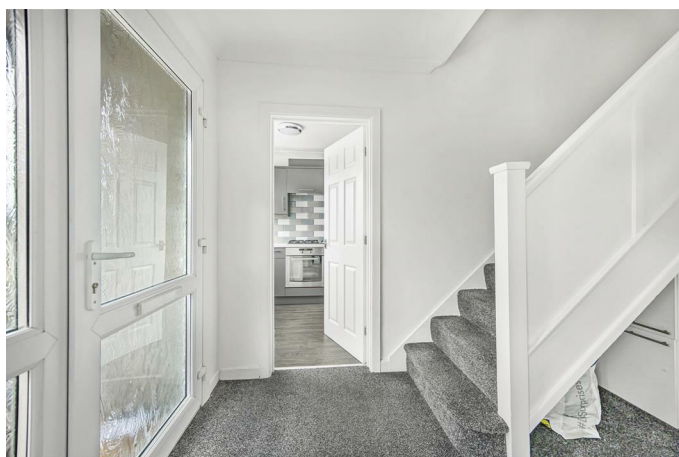
Three-bedroom semi-detached home on Shelone Road presents a fantastic opportunity for first-time buyers or growing families. The property boasts three generously sized bedrooms, offering ample living space and flexibility. Upon entry, you're welcomed by a spacious lounge, a modern fitted kitchen complete with essential appliances and space for a breakfast table, and a contemporary family bathroom. Externally, the home features tiered gardens to both the front and rear, providing ideal areas for outdoor enjoyment and potential landscaping. Offered with vacant possession, this home is ready for you to move straight in and make it your own.



## Main dwelling



### Entrance hallway 9'10" x 6'4" (3.008 x 1.943)



Enter via Upvc double glazed front door with side panel, stairs to first floor and radiator.

### Lounge 3602 x 3313 (1097.89m x 1009.80m)



Spacious lounge with window to front, coved ceiling and radiator.

### Kitchen 11'9" x 7'10" (3.592 x 2.412)



Modern fitted kitchen in dark Grey fronted doors, built-in-oven and hob with extractor hood above with brick feature tiles, window to front and rear with rear side access door.



**First floor landing 2582 x 2209**



Attic access and stairs to the second floor.

**Bathroom 8'5" x 5'7" (2.572 x 1.714)**



Modern and spacious bathroom with panel bath with shower over, vanity wash hand basin and WC, tiled effect cushion flooring, part tiled to walls, window to rear and wall mounted radiator.



**Bedroom three 8'7" x 8'11" (2.630 x 2.720)**



With window to rear, coved and plain ceiling and radiator.

**Second floor landing 9'0" x 2'8" (2.758 x 0.827)**

Built-in-cupboard, coved and smooth ceiling.

**Bedroom one 11'9" x 11'10" (3.588 x 3.624)**



Double room with window to front, coved and smooth ceiling.



**Bedroom two 11'10" x 10'10" (3.621 x 3.319)**

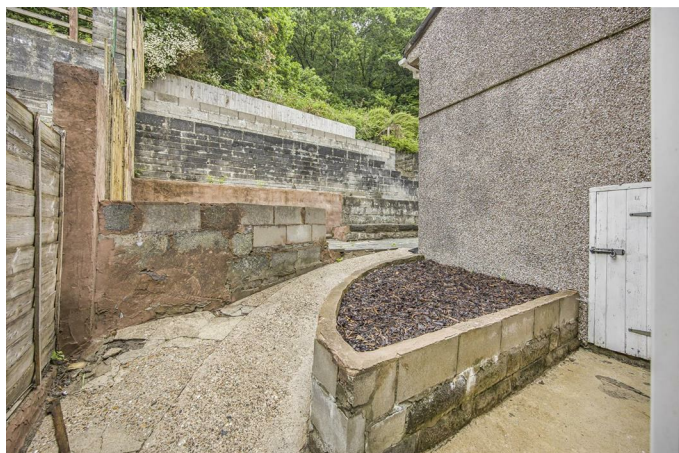


Double room with window to front, smooth and coved ceiling and radiator.

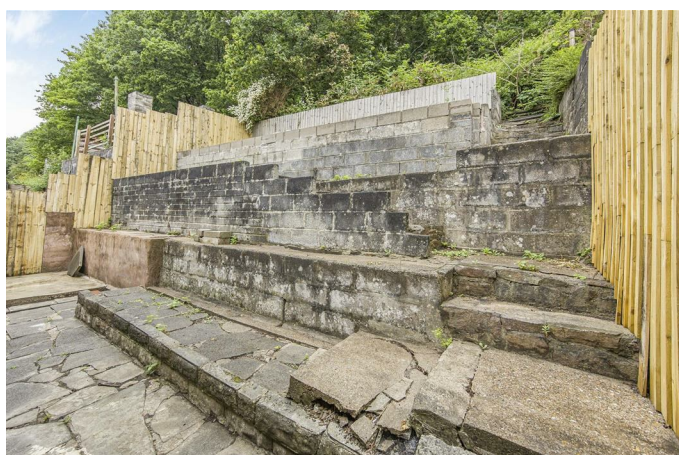




### Raer garden



Three tiered garden with small patio area, side access and tiered front.



### View from bedroom one



### Services

Conservation Area

No

Flood Risk

River : Very low

Seas : Very low

Floor Area

828 ft 2 / 77 m 2

Plot size

0.05 acres (2 Plots)

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

17 Mbps

Superfast

63 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

### Council tax

Local Authority

Neath Port Talbot

Council Tax

Band:

B

Annual Price:

£1,898

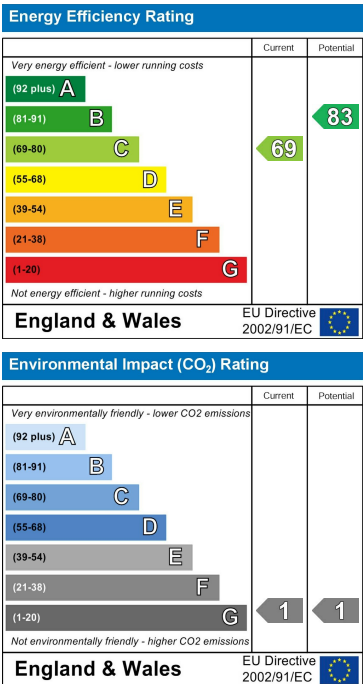
Floor Plan



Area Map



Energy Efficiency Graph



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