

## **14 Wembley, Neath, SA11 2AT**

**Offers In The Region Of £119,950**

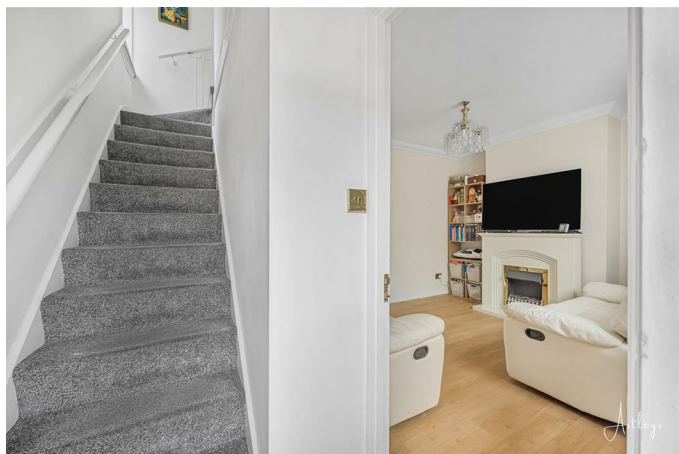
Ideal First-Time Buy or Investment Opportunity. This well-appointed 2-bedroom home offers a fantastic opportunity for first-time buyers or savvy investors. The property features a spacious kitchen/diner, perfect for modern living and entertaining. Enjoy the benefits of an enclosed rear garden complete with a patio area, low-maintenance shingle sections, and a useful storage shed—ideal for outdoor relaxation or practical use. Conveniently located with easy access to the M4, Neath town centre, and local schools, this home combines comfort with excellent connectivity.



### Main dwelling



### Hallway/stairs 4'1 x 3'5 (1.24m x 1.04m)



UPVC front door into hallway with laminate flooring.

### Lounge 12'6 x 10 (into alcove) (3.81m x 3.05m (into alcove))



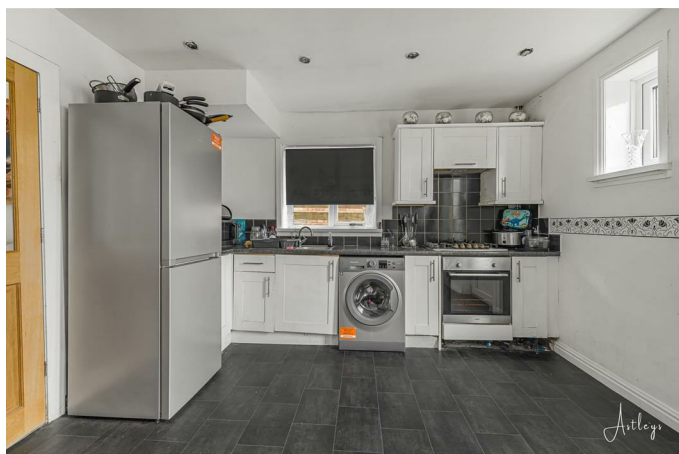
Laminate flooring, feature fireplace (not tested), window to front, coving and radiator.



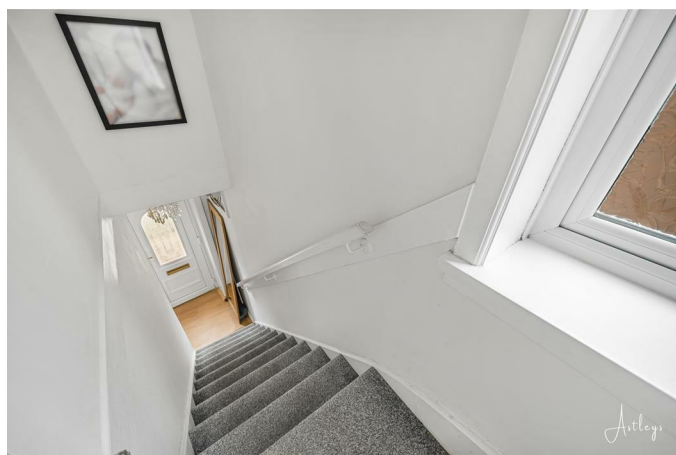
### Kitchen/diner 15'6 x 11'6 (4.72m x 3.51m)



A range of white base and wall units, stainless steel sink with mixer taps, black work tops and spotlights in the ceiling, space for fridge/freezer and washing machine, gas hob and electric oven with extractor over, lino flooring, 2 windows to the back and back door to garden, window to side also.



### Landing



With window to the side off the stairs.

### Bedroom 1 15'6 x 10 (4.72m x 3.05m)



Window to the front and radiator.





**Bedroom 2 11'6 x 8'6 (3.51m x 2.59m)**



Window to the back and radiator.



**Bathroom 8'6 x 6'5 (2.59m x 1.96m)**



Tiled floor with cupboard housing boiler, white 3 piece suite with pedestal sink with mixer tap, low level w/c and bath with shower over. Window to the back and radiator.



## Garden



Side access for bins, patio area leading to enclosed garden with astro turf, shingle and patio area with shed.



## Drone



### Agents notes

Neath Port Talbot Council Tax Band: B

Annual Price: £1,898

Conservation Area : No

Flood Risk:

River : Very low

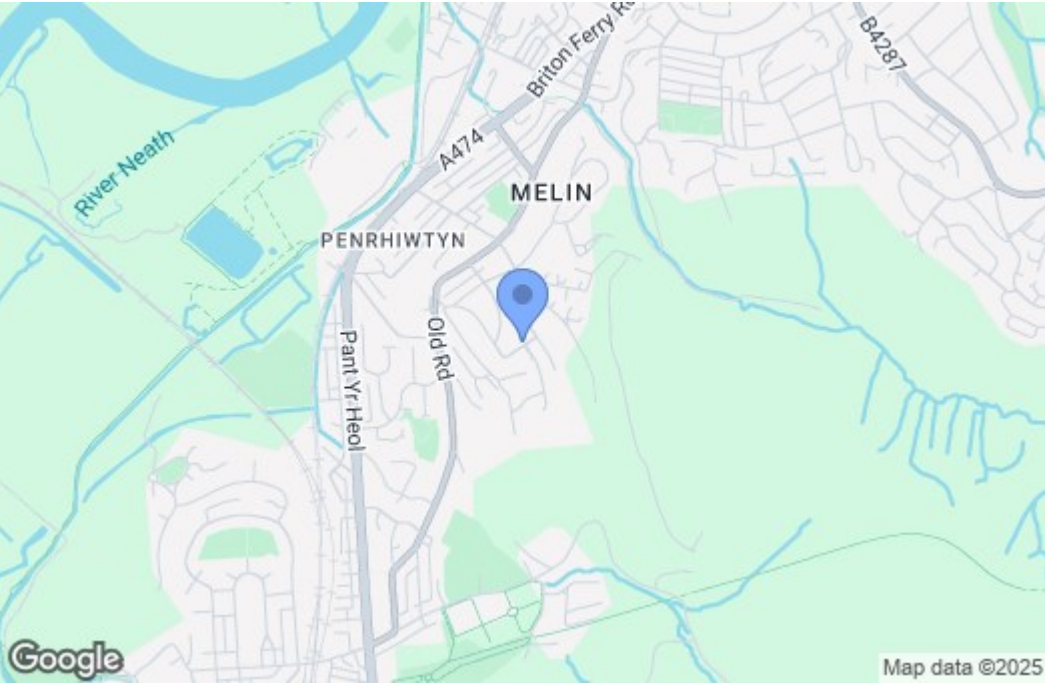
Seas : Very low



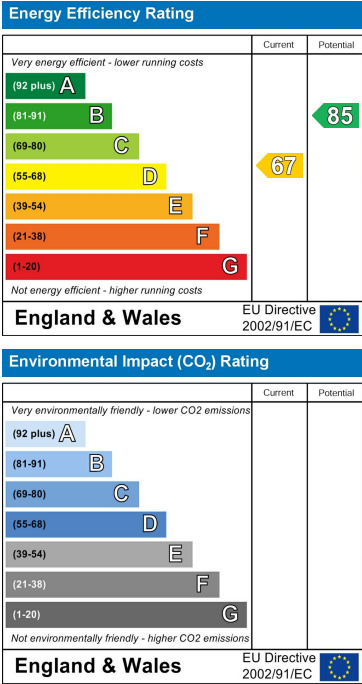
Floor Plan



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.