



119 Leonard Street, Neath, SA11 3HP

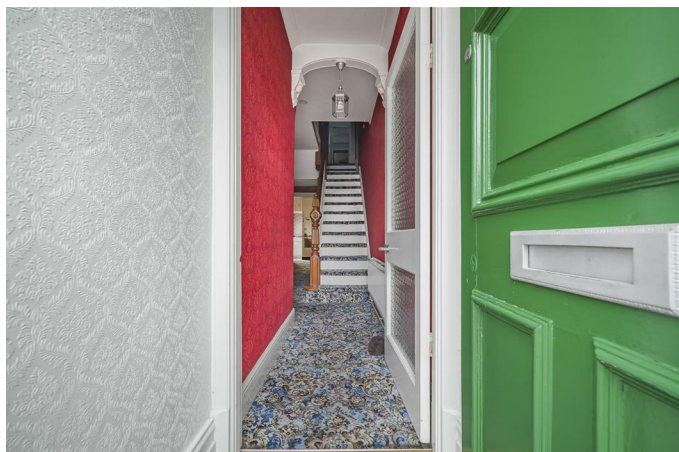
Offers In The Region Of £129,950

This delightful mid-terraced house presents an excellent opportunity for investment buyers, first-time buyers and families alike. The property is conveniently situated within walking distance of Neath Town Centre, where a variety of amenities and facilities await. Additionally, the picturesque Gnoll Country Park is nearby. For those who require easy commuting options, the M4 motorway is also within easy reach. The ground floor features two inviting lounge areas, plus a sun room, alongside a spacious kitchen/dining area that flows seamlessly into the utility area. The bathroom is also to the ground floor. On the first floor, you will find three well-proportioned bedrooms, as well as a fourth bedroom/dressing room and separate upstairs toilet and sink. To the rear of the property, a paved area and garden awaits, offering an outdoor space for enjoying the fresh air. The garden also benefits from rear lane access, and access to the garage. In summary, this terraced house on Leonard Street is a wonderful blend of comfort, convenience, and potential.

Main dwelling



Porch 3'1" x 3'4" (0.94 x 1.04)



Front door to hallway.

Hallway



Radiator, window to lounge, downstairs storage.

Front lounge 13'8" x 12'9" (4.17 x 3.90)



Original fireplace with gas fire (not tested), bay window to front and coving.

Front lounge



Lounge 11'5" x 10'0" (3.49 x 3.06)



Gas fire (not connected), window to hallway, door to sunroom.

Lounge



Sun room 6'5" x 10'4" (1.98 x 3.16)



Door to garden, window to kitchen.

Kitchen 14'0" x 9'8" (4.29 x 2.96)

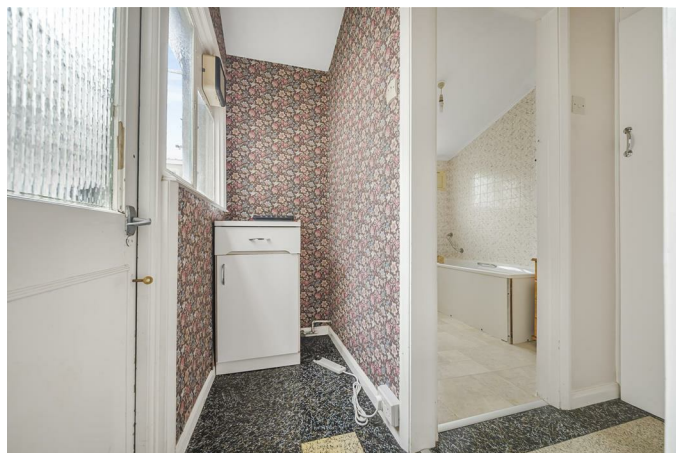


Range of fitted wooden wall and base units, coordinating cream worksurfaces, stainless steel sink with drainer and mixer tap, window to the side, radiator and access to utility room.

Kitchen

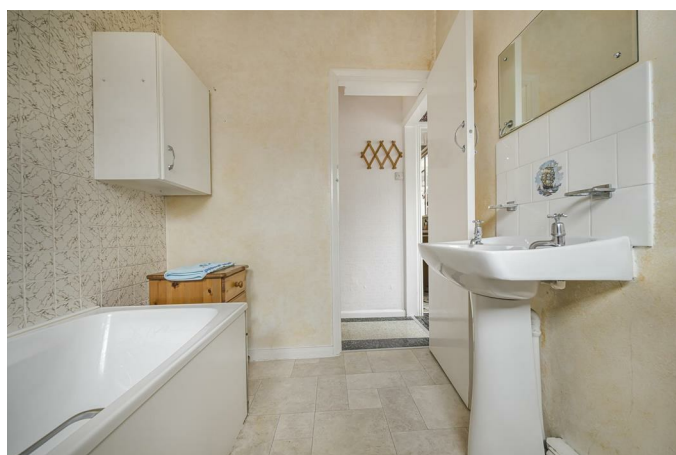


Utility area 6'10" x 7'2" (2.09 x 2.19)



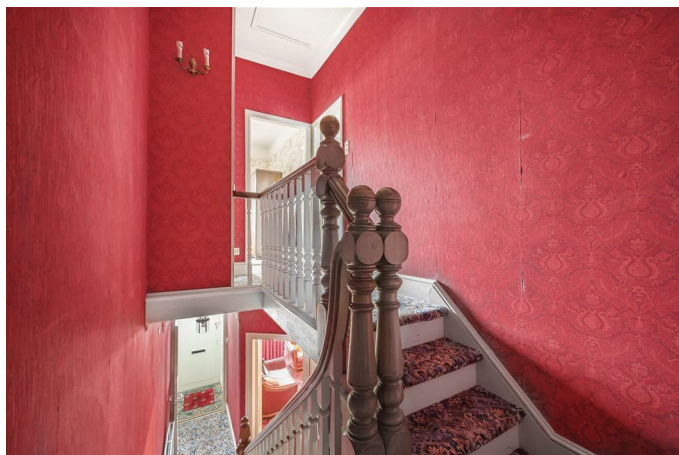
Door to garden, window to side and airing cupboard housing the boiler and radiator.

Bathroom 6'3" x 7'4" (1.93 x 2.25)



3 piece white suite with w/c, sink and bath, radiator and window to back.

Landing



Storage cupboard and pull down staircase to main attic.

Bedroom 1 11'5" x 9'10" (3.50 x 3)



Window to the back, two built in storage areas, picture rails.

Bedroom 1



Bedroom 2 (accessed via bedroom 3) 9'4" x 10'9" (2.87 x 3.29)



Window to the front, Picture rail, built in cupboard.

Bedroom 2



Bedroom 3/dressing room. 6'6" x 10'8" (2 x 3.27)



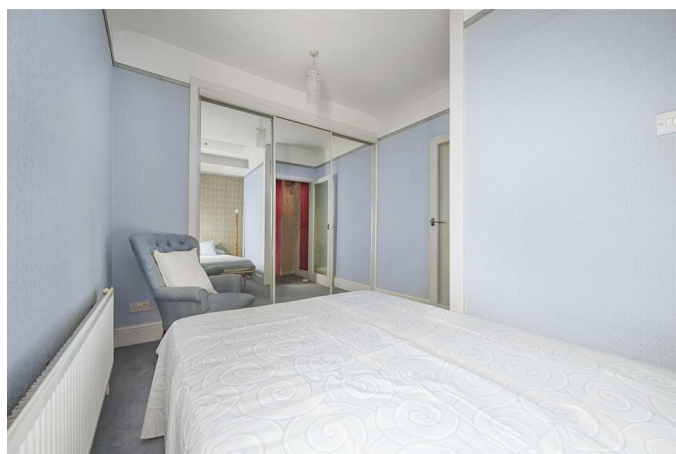
Window to the front and picture rail.

Bedroom 4 9'4" x 14'0" (2.87 x 4.29)



Built in wardrobe, w/c and sink, radiator and attic hatch with pull down ladder.

Bedroom 4



Garden



Patio area and steps up to a garden area with mature shrubs, path to covered alley leading to the back lane and garage, outside toilet and 'coal house'.

Garden



Drone



Agents notes

Conservation Area :

No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

0 ft 2 / 0 m 2

Plot size:

0.04 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic:

16 Mbps

Superfast:

80 Mbps

Ultrafast:

1800 Mbps

Satellite / Fibre TV Availability:

BT

Sky

Virgin

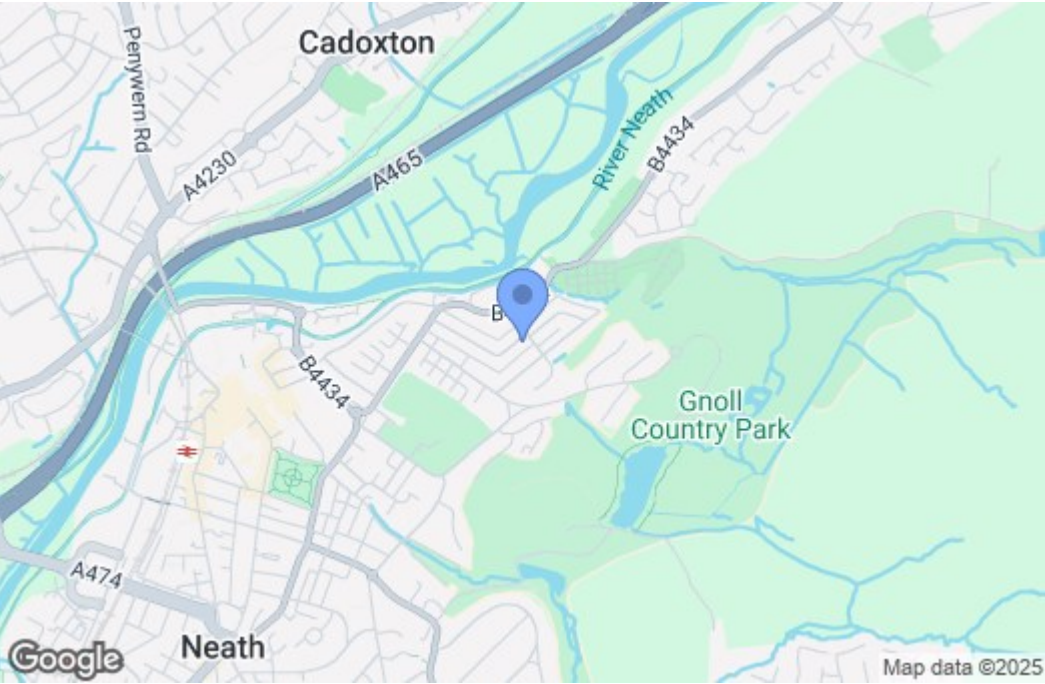
Agents notes

Neath Port Talbot Council Tax Band: B
Annual Price: £1,898

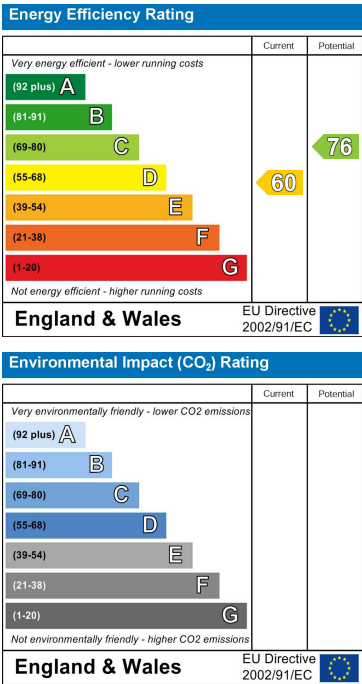
Floor Plan



Area Map



Energy Efficiency Graph



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