

## 20 Leonard Street, Neath, Glamorgan, SA11 3HN

**Offers In The Region Of £224,950**

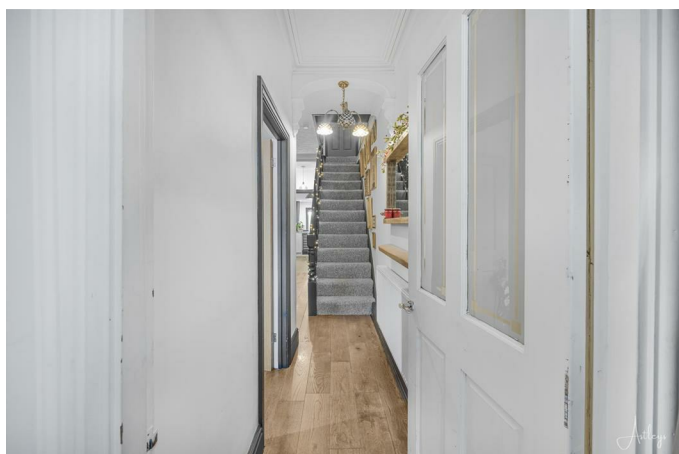
Situated on a level location close to local schools, the popular Gnoll Country Park and a short distance from all amenities and facilities at Neath Town Centre, a mid-terraced family home that has been tastefully improved and modernised to a very high standard by the present owner, offering spacious accommodation over 3 floors to include 2 good size reception rooms, beautiful kitchen/dining room with wood burner, cloakroom to the ground floor, 2 bedrooms and stunning bathroom to the first floor and attic room suitable as playroom, office or storage room, externally, there is a back garden and enclosed low maintenance garden with patio area and artificial grass, viewing is highly recommended to appreciate the finish in this lovely property.

## Main dwelling



## Composite front door into inner hall

### Hallway

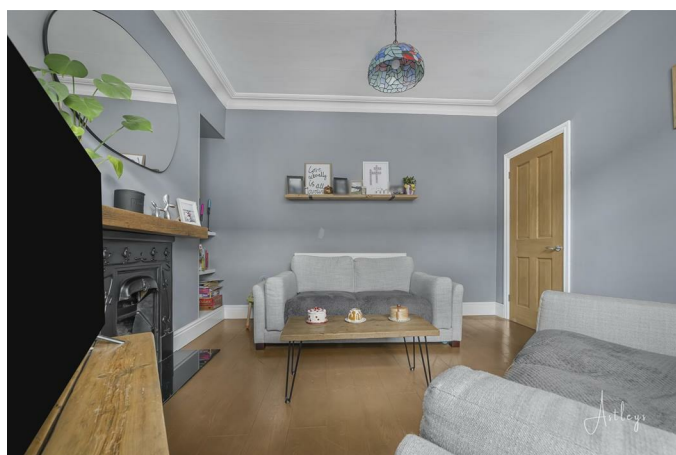


Wooden floor, original ceiling features, radiator.

## Living room 12'3 x 13'4 (into bay) (3.73m x 4.06m (into bay))



Wooden flooring, coving, feature fireplace, radiator and bay window to front.



### Lounge 8'9 x 11'7 (2.67m x 3.53m)



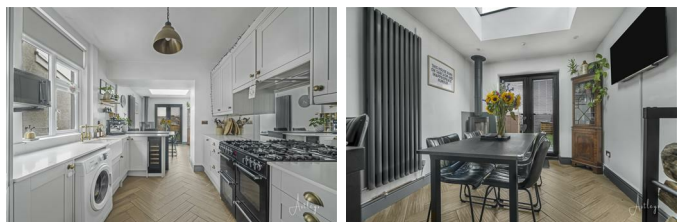
Wooden flooring, coving, fireplace and radiator, door into utility room and door into garden.



### Cloakroom downstairs w/c (understairs w/c)

Low level w/c and sink with mixer tap, heated towel rail.

### Kitchen/diner 11'4 x 9'2 (3.45m x 2.79m)

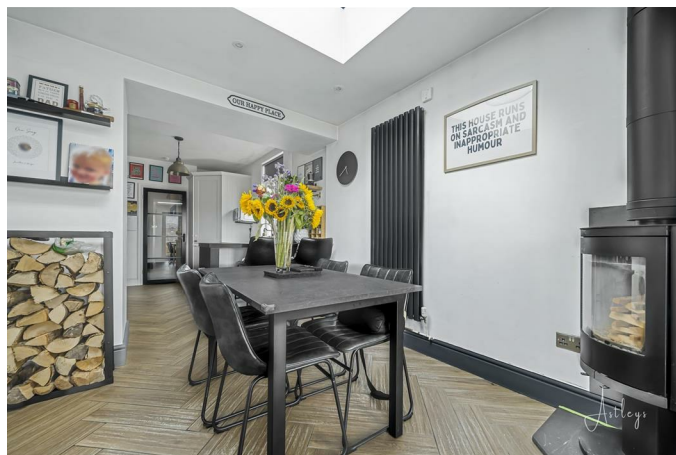


"A beautiful, modern family kitchen and dining room

featuring sleek porcelain floor tiles and stylish light grey wall and base units. The space is both functional and elegant, offering room for a washing machine and a fridge/freezer. The kitchen is equipped with a seven-ring gas hob, an electric oven, and an extractor fan overhead. A charming butler's sink with a mixer tap adds character, while a corner pantry with built-in shelving provides ample storage. This kitchen is the perfect blend of modern design and practicality, ideal for family living and entertaining."

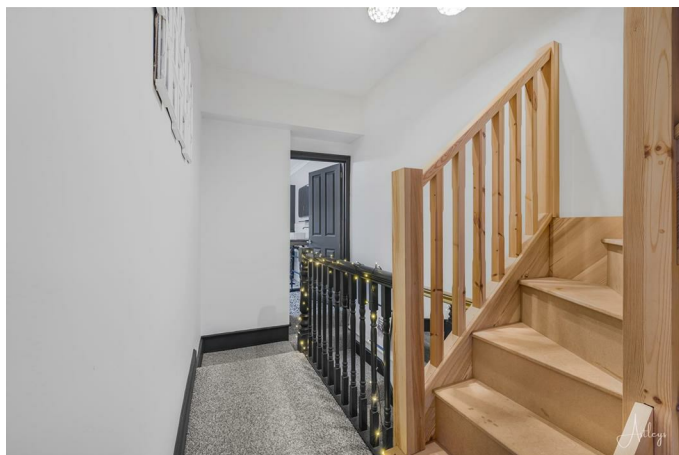


### Dining area 8'9 x 9'1 (2.67m x 2.77m)



Feature radiators, log burner, breakfast bar, patio doors to garden.

## Landing



Stairs to the attic room.

## Bedroom 1 10'1 x 12'8 (3.07m x 3.86m)



Built in wardrobes, 2 windows to front, feature panelling and radiator.



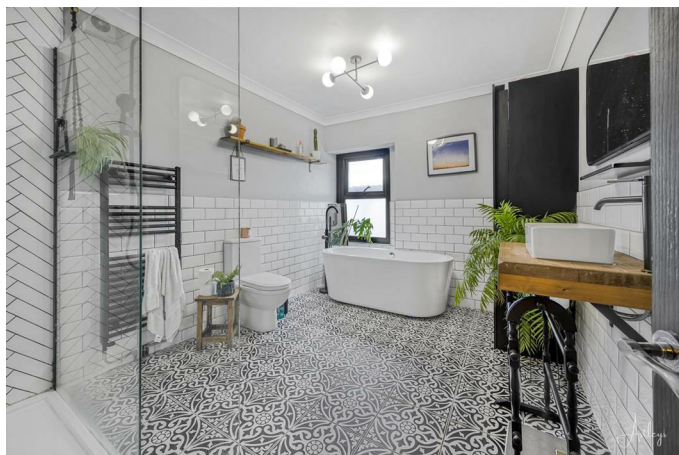
## Bedroom 2 9'7 x 11'9 (2.92m x 3.58m)



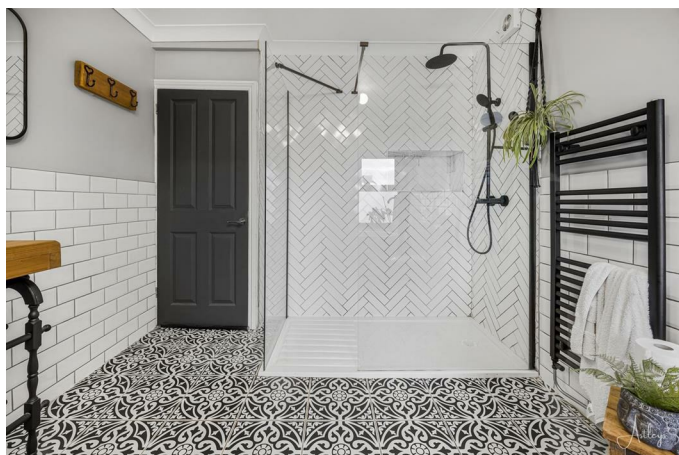
Built in wardrobe, window to back, laminate flooring and radiator.



### Bathroom 8'9 x 11'8 (2.67m x 3.56m)



Walk in shower partially tiled, tiled flooring, low level w/c, bath with feature tap, heated towel rail, cupboard housing boiler and storage, wooden sink surround with mixer tap, window to back.



### Attic room 14'2 x 14'9 (into eaves) (4.32m x 4.50m (into eaves))



Converted attic space, 2 Velux windows, radiator.

### Garden



Paved area, artificial grass area, shed and gated access to rear.



## Drone

### Agents notes

Conservation Area - No

Flood Risk - No Risk

Floor Area - 1,270 ft<sup>2</sup> / 118 m<sup>2</sup>

Plot size - 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

### Agents notes

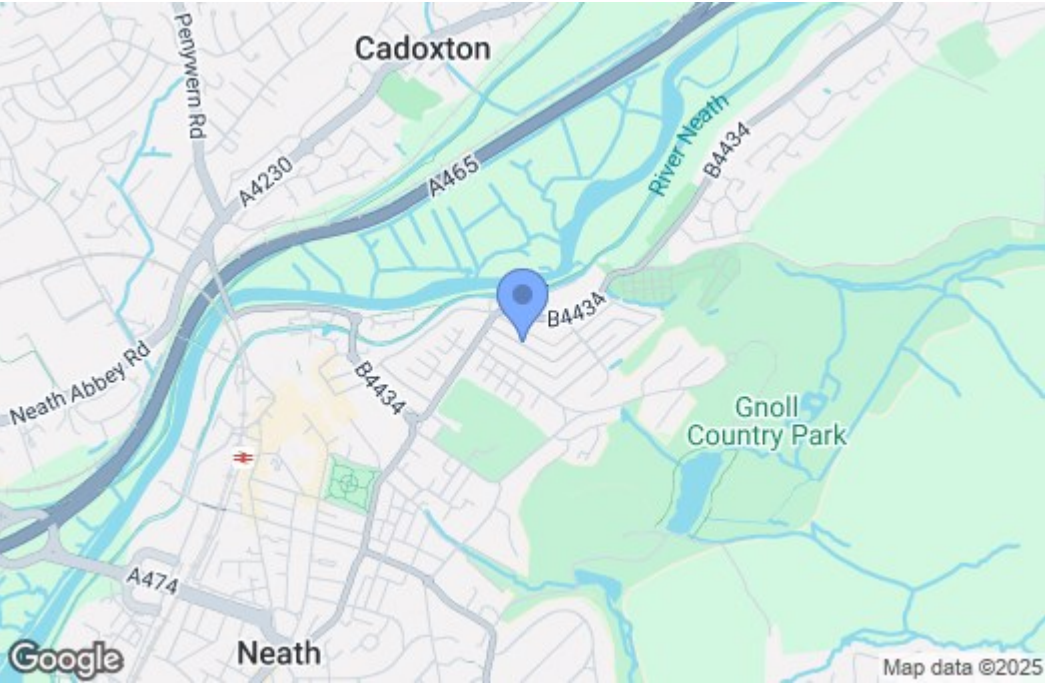
Neath Port Talbot Council Tax Band: B

Annual Price: £1,774 (min)

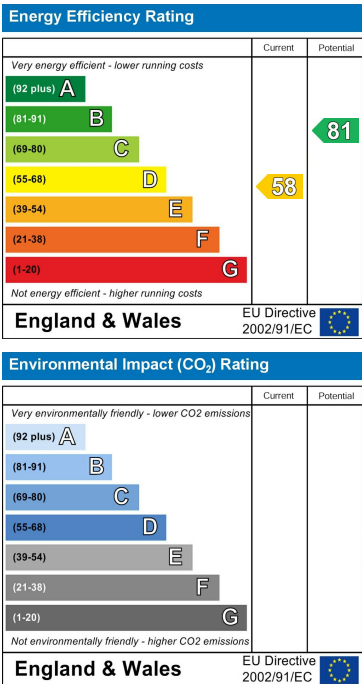
Floor Plan



Area Map



Energy Efficiency Graph



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