



Henry Street,
Neath, Neath Port Talbot, SA11 1PG.

Offers in the Region Of £126,999

****Exclusive with Abbey Residential Agents****

If you are interested in this home, please contact ourselves verbally.

Abbey Residential Agents are proud to offer for sale by private treaty, this freehold well presented two double bedroom middle terraced home situated on a no through road within easy reach of the local shops and amenities within Neath Town Centre. In our opinion, we would strongly recommend early viewing of the home for the standard of finish that it has to offer. A 22ft lounge/diner, modern fitted kitchen, well appointed family bathroom and an enclosed rear garden.

The accommodation consists to the ground floor of an entrance hall, lounge/diner, modern fitted kitchen, rear lobby and a downstairs family bathroom. To the first floor there are two bedrooms. To the rear of the home there is an enclosed rear garden.

Entrance

Via pvc door into the hall.

Hall

Door into the lounge/diner. Plain plastered ceiling, wood strip flooring.

Lounge/Diner

22' 0" x 13' 0" (6.70m x 3.96m)

Double glazed window to the front aspect. Plain plastered ceiling with coving. A gas living flame fire in a feature surround. Wood strip flooring. Open plan staircase to the first floor. Two radiators. Full length pvc door leading into the rear garden. Door into the kitchen.

Kitchen

12' 7" x 8' 10" (3.83m x 2.69m)

Double glazed window to the side aspect, plain plastered ceiling with coving and integrated spot lights, chrome towel rail. A range of fitted wall and base units inset stainless steel sink unit. Inset hob, oven, hotpoint extractor fan. Tiled splash backs. Tiled floor. Plumbed for a washing machine. Wall mounted boiler. Access point into rear lobby.

Rear Lobby

Stable pvc door to the side of the home leading into the rear garden. Door to the storage cupboard. Door to the downstairs family bathroom.

Downstairs Family Bathroom

5' 7" x 8' 10" (1.70m x 2.69m)

Frosted double glazed window to the rear aspect. Chrome towel rail. Fully tiled to the walls and the floor. A suite consists of a panelled bath with taps and shower head over the bath, shower screen, power jets in the bath, wash hand basin with storage units and a toilet.

First Floor Landing

0' 0" x 0' 0" (0.00m x 0.00m)

Plain plastered ceiling. Access to the loft. Doors off to the two bedrooms.

Bedroom One

10' 0" x 13' 5" (3.05m x 4.09m)

Double glazed window to the front aspect, radiator, plain plastered ceiling.



Bedroom Two

11' 4" x 8' 0" (3.45m x 2.44m)

Double glazed window to the rear aspect, radiator, plain plastered ceiling with coving.

Garden

To the front the home is fronting the pavement. To the rear there is an enclosed rear garden with a patio area, area laid to lawn. Outside water tap supply.

Tenure - Freehold

Please check the tenure with your solicitor.

Council Tax - A

Energy Performance Certificate

Current - 55 - D Potential 71 - C Total Floor Area 73 square metres, Certificate number - 9836 - 2819 - 7829 - 9174 - 4515 Valid until 30th December 2024 Full EPC can be located on www.epcregister.com

Viewing by appointment with the selling agents.

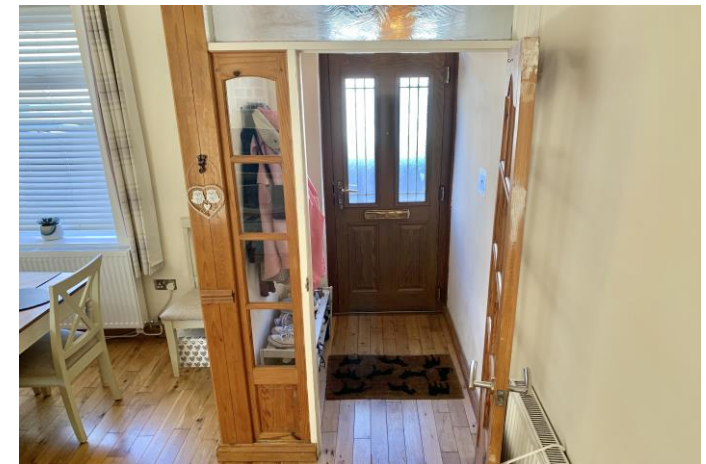
Please contact ourselves to arrange a viewing of the home.

Disclaimer

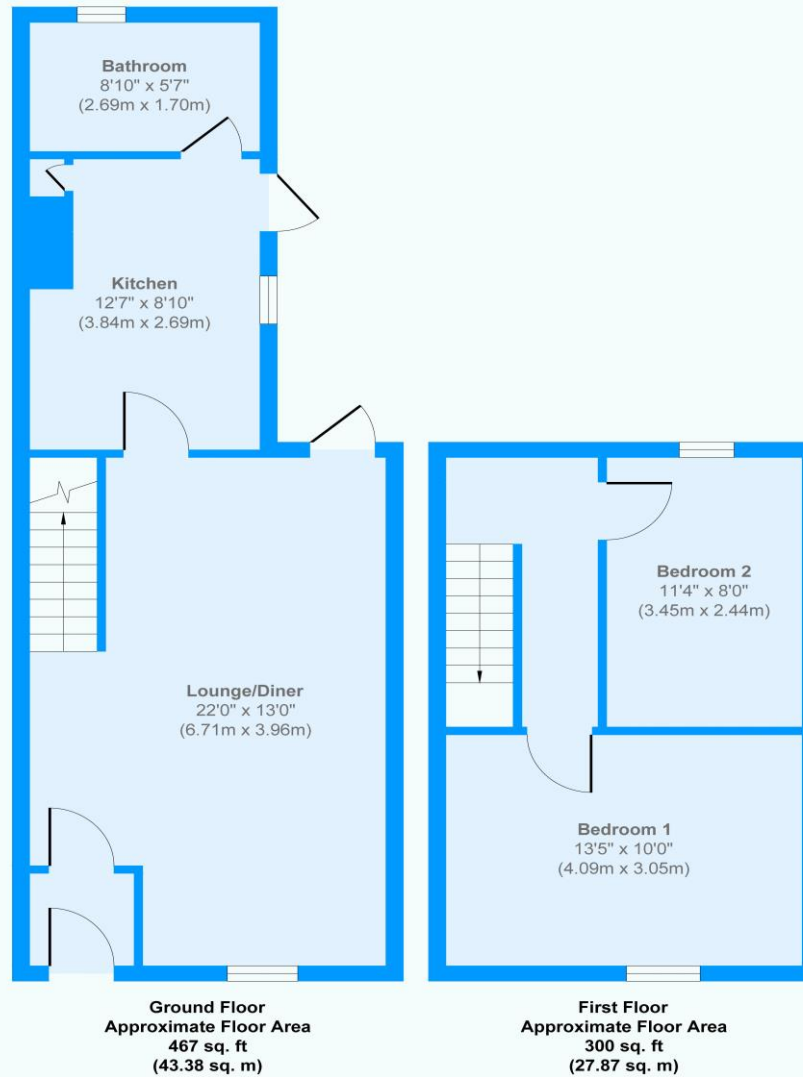
These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and

should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.





Henry Street, Neath, SA11 1PG



Approx. Gross Internal Floor Area 767 sq. ft / 71.25 sq. m
Produced by Elements Property

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