



Mile End Row,
Neath, Neath Port Talbot SA11 2ED

Offers in the Region Of £127,500

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

If you are interested in this home, please contact us verbally. Click the link of the virtual tour to view the home in the comfort of your own home.

Abbey Residential Agents are proud to offer for sale by private treaty this well presented three-bedroom end link home on a level location with parking within easy reach of Neath Town Centre. In our opinion we would strongly recommend internal viewing of this home.

The accommodation consists to the ground floor of dining room, lounge, kitchen with units, storage room. To the first floor there are three bedrooms and a shower room. Externally there are front and rear gardens. Off road parking to the rear of the home.

Entrance

via pvc door into the home.

Dining Room

9' 3" x 9' 3" (2.82m x 2.82m)

Double glazed window to the front aspect. Stairs to the first floor with under stairs storage. Laminated flooring. Radiator.

Lounge

12' 5" x 11' 9" (3.78m x 3.58m)

Double glazed window to the front aspect. Gas fire with back boiler. Radiator. Laminated flooring.

Kitchen

10' 7" x 6' 8" (3.22m x 2.03m)

Double glazed window to the rear aspect. A range of wall and base units inset stainless steel sink unit.

Storage Room

Accessed via a wooden door into the rear garden. Power and plumbing for a washing machine.

First Floor Landing

Double glazed window to the rear aspect. Storage and airing cupboard.

Bedroom One

10' 4" x 9' 8" (3.15m x 2.94m)

Double glazed window to the front aspect, storage cupboard, radiator.

Bedroom Two

9' 0" x 7' 5" (2.74m x 2.26m)

Double glazed window to the front aspect, storage cupboard, radiator.

Bedroom Three

8' 6" x 6' 6" (2.59m x 1.98m)

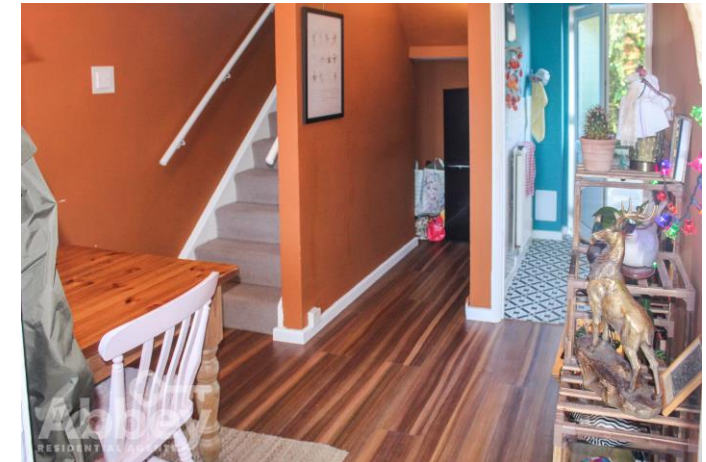
Double glazed window to the rear aspect, radiator.

Shower Room

Frosted double glazed window to the rear aspect, shower, tiled walls and heated towel rail.

Separate Toilet

Frosted double glazed window to the rear aspect, toilet.



Garden

To the front of the home the area is secluded with a fence. Side Access leading into the rear garden and access for parking for two vehicles.

Tenure - Freehold

Please ask your solicitor to check the tenure of the home.

Council Tax - B

Energy Performance Certificate

Current - 41 - E Potential - 78 - C Total Floor Area 93 square metres Certificate Number - 8807-1150-4629-8527-4463 Valid until 25th April 2026 Full EPC can be located on www.epcregister.com

Viewing by appointment with the selling agents.

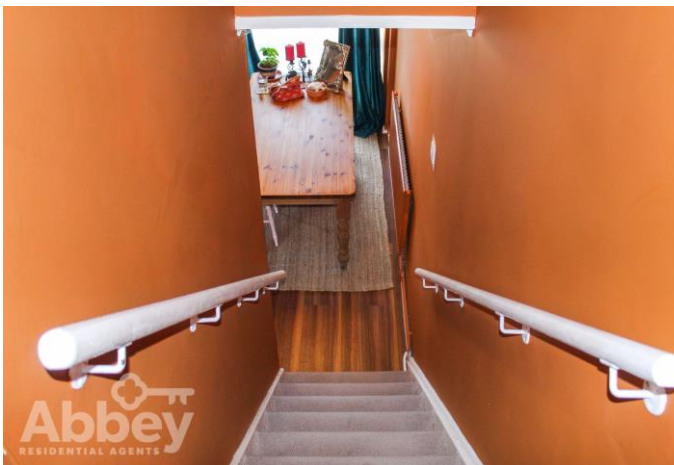
Please contact ourselves to arrange a viewing of the home.

Disclaimer

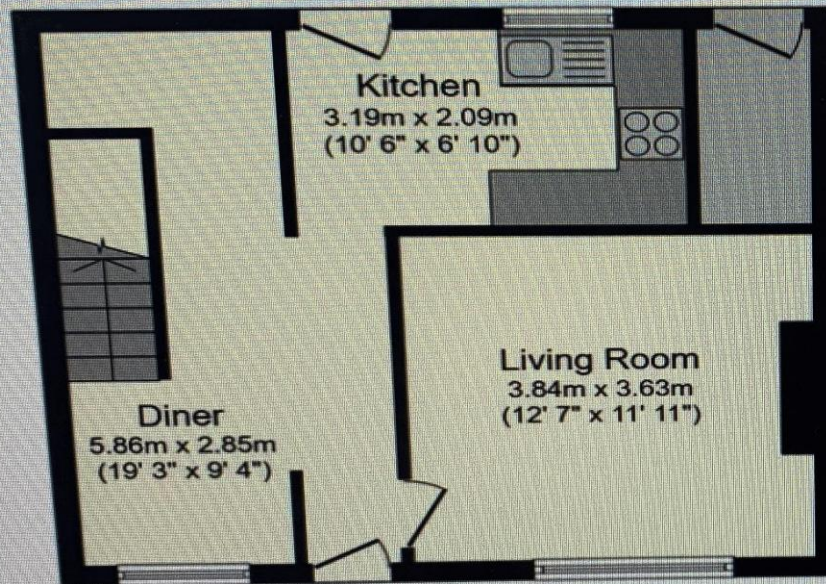
These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy

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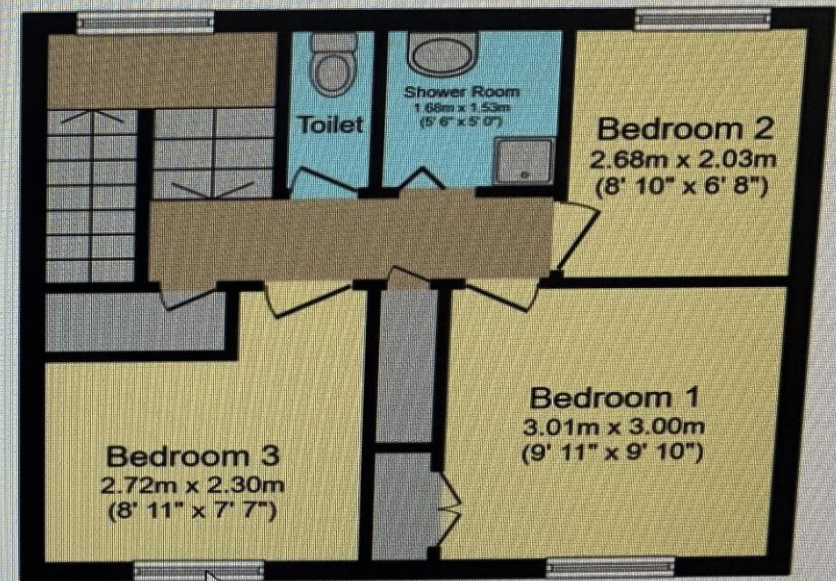
be required. Written quotation available upon request. Mortgages secured on property.







Ground Floor



First Floor

Total floor area 77.1 sq.m. (830 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Produced for Purplebricks. Powered by www.focalagent.com

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