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7 Eva Street
Neath, Neath Port Talbot,
SA11 1PD

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Offers in excess of **£97,000**

A deceptively spacious three bedroom terraced property situated near Neath Town Centre with convenient commuter access to the A465, M4 motorway and being sold with no ongoing chain.

- A deceptively spacious three bedroom terraced home
- Property being sold with no ongoing chain
- Convenient commuter access to the A465 and M4 motorway
- Situated nearby to local amenities within Neath Town Centre
- Three good sized reception rooms
- Ground floor family bathroom
- Kitchen with space for up to two appliances
- Three bedrooms all with built in storage
- Low maintenance courtyard with rear lane access
- Viewings highly recommended

To the front of the property a UPVC door leads into the carpeted entrance hallway that provides access to two reception rooms and stairway leading to the first floor accommodation.

The front reception room features a focal stonework quarter height wall with alcove shelving either side. There is also a UPVC window overlooking the front of the property and carpet to the floor. The second reception room also benefits from carpet flooring and alcove space each side of the chimney breast. There is a UPVC window overlooking the rear courtyard and access is provided to a third reception room. The third reception room features carpet laid to floor

and half height wooden panelling to the walls. This reception room benefits from under stairs storage and leads into the kitchen.

The kitchen is fitted with matching base and wall mounted wood effect units with a red laminate work surface over and space for up to two appliances underneath. There is an integrated oven, electric hob and stainless steel sink with swan neck mixer tap below a large UPVC window.

To the floor, a wood effect vinyl flooring is laid and the kitchen also features a breakfast bar area with a matching red laminate work surface.
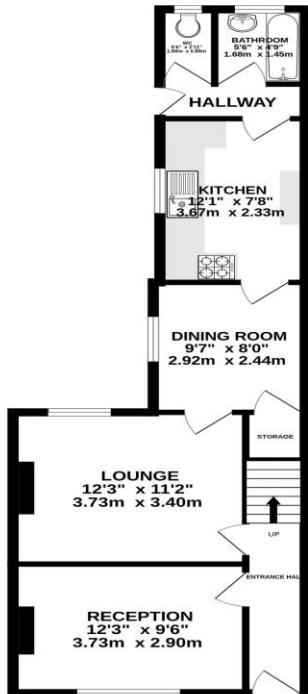
The kitchen flows through to a hallway that gives access to a family bathroom and UPVC door that leads out to the courtyard area.

The family bathroom is split into two rooms with a matching full pedestal wash hand basin and panel with with shower attachment in one room and a low level W/C in another. There is an obscure glazed window in each room, matching Perspex cladding to the walls and vinyl flooring.
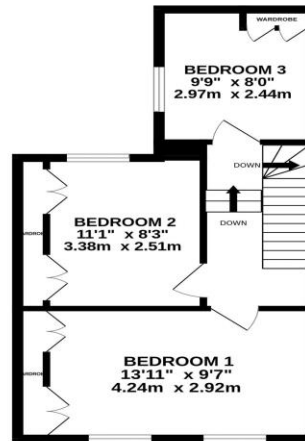
To the first floor, the landing gives access to three double bedrooms. The master bedroom is located at the front of the property and features two UPVC windows and carpeted flooring. The second and third bedrooms are located at the rear of the property and feature matching carpets and UPVC windows overlooking the rear courtyard area. All three bedrooms also benefit from having built in storage.

To the rear of the property, a UPVC door leads out to a low maintenance courtyard area. The courtyard is laid to concrete and provides direct access to a rear lane via a wooden gate. The rear courtyard also benefits from being completely enclosed.

GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.

BATHROOM
5'6" x 4'9"
1.68m x 1.45m

HALLWAY

KITCHEN
12'1" x 7'8"
3.67m x 2.33m

DINING ROOM
9'7" x 8'0"
2.92m x 2.44m

STORAGE

LOUNGE
12'3" x 11'2"
3.73m x 3.40m

UP

ENTRANCE HALL

RECEPTION
12'3" x 9'6"
3.73m x 2.90m

1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.

WARDROBE

BEDROOM 3
9'9" x 8'0"
2.97m x 2.44m

DOWN

BEDROOM 2
11'1" x 8'3"
3.38m x 2.51m

DOWN

BEDROOM 1
13'11" x 9'7"
4.24m x 2.92m

TOTAL FLOOR AREA : 946 sq.ft. (87.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions
SATNAV USERS: SA11 1PD

Tenure
Freehold

Services
All mains services
Council Tax Band B
EPC Rating E

Viewing strictly by appointment through Herbert R Thomas

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