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

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Asking price **£115,000**

New to the market is this three bedroom terraced family home situated nearby to Neath Town Centre with an abundance of potential and is being sold with no ongoing chain.

A three bedroom terraced property

Situated within walking distance to Neath Town Centre

Convenient commuter access via Neath Train Station, bus routes, the A465 and M4 motorway

Two good sized reception rooms

Ground floor bathroom with matching three piece suite

Enclosed and well maintained rear garden

Gas central heating to the ground floor only

Offering an abundance of potential to its next owners

Being sold with no ongoing chain

Viewings highly recommended





Upon entering the property, a UPVC door opens into the porch which benefits from tiles to the floor and at half height to the walls. A glazed wooden door then leads into the entrance hallway that provides access to two reception rooms and stairway leading to the first floor accommodation.

The front reception room features an ornate tiled fire surround with arched alcove space either side. There is a UPVC window to the front of the property that allows light to flow into the room. The front reception room also benefits from carpeted flooring.

The lounge features a tiled fireplace surround with gas fireplace and alcove space to one side. There is a UPVC window which overlooks the rear garden and carpet laid to the floor. The lounge gives access to the kitchen.

The kitchen benefits from a range of matching base and wall mounted units with a wood effect work surface over. There is a UPVC window overlooking the side of the garden and a stainless steel sink and drainer below. The kitchen has space for a free standing cooker and gives access to additional storage space via an under the stairs pantry area

which features built in shelving. There is tiled flooring and half height wooden panelling to the walls. The kitchen also provides access to the rear garden and to the extended bathroom.

Before entering the bathroom, the Worcester gas boiler is located within a passageway. The boiler provides heating to the ground floor only and there is no central heating to the first floor.

The extended bathroom features a matching three piece suite that comprises of a panel bath, full pedestal wash hand basin and low level W/C. There is a tile effect vinyl flooring and an obscure glazed window to the side.

To the first floor, the carpeted landing area gives access to three bedrooms. The master bedroom is located at the front of the property and features a UPVC window which allows light into the area. The master bedroom also features carpet laid to floor and is entered via a part glazed wooden door. Bedrooms two and three are located at the rear of the property. Both bedrooms have UPVC windows overlooking the rear garden. Bedroom two benefits from carpet flooring and bedroom three has the original

floorboards exposed. Both bedrooms also feature a partially glazed wooden door to enter.

To the rear garden, a concrete side pathway leads to the main area. There are raised flower beds with mature plants and shrubs to the front and steps up follow on to a concrete pathway with lawned areas either side. There is a newly erected wooden fence to one side and a half height brick wall to the other. The garden benefits from being fully enclosed, having a washing line and has been well looked after by the current owners.





Directions

SATNAV USERS: SA11 1PG

Tenure

Freehold

Services

All mains services

Council Tax Band B

EPC Rating N/A

Viewing strictly by
appointment through
Herbert R Thomas

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**AWAITING
EPC**

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