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11 Geoffrey  
Street  
Neath  
SA11 1HU



# 11 Geoffrey Street

Offers In The Region Of £170,000

An incredibly well presented three double bedroom stone fronted, mid terraced family home, situated within a well regarded area on the periphery of Neath town centre.

A traditional bay fronted mid terrace property

Located within a quiet residential area

Ideally positioned within close proximity to Neath town centre

Deceptively spacious and lovingly maintained throughout

Impressive sized kitchen/breakfast room

Ground floor shower room and first floor bathroom

Three double bedrooms plus converted attic room with fixed staircase

Good sized low maintenance rear garden with rear lane access









This deceptively spacious three bedroom mid terraced family home is located within a quiet residential area close to Neath town centre. It is conveniently located less than a five minute walk to a main line train station and all the local amenities offered within the town centre.

The property is entered via a UPVC and glazed panel door into an entrance porch, featuring ornate tiled flooring and benefits from a wooden and stained glass internal door giving access to the hallway.

The hallway leads from the front to the rear of the property. It has been fitted with laminate wood flooring and gives access to the reception rooms, kitchen/breakfast room and the fixed staircase rising to the first floor accommodation.

The main reception room was formerly two rooms but now offers a large open plan space to enjoy with a living room to the front and a dining area to the rear.

The room is flooded with natural light from a traditional bay window to the front and features an ornate gas fireplace to one wall, flanked by alcove storage. The room is fitted with carpet flooring which continues through into the dining area. The dining area has a window to the rear and also benefits from alcove display cabinets to one wall.

At the rear of the property is the impressive sized kitchen/breakfast room. It has been fitted with a matching range of contemporary base and wall mounted units, with a wood effect laminate work surface over.

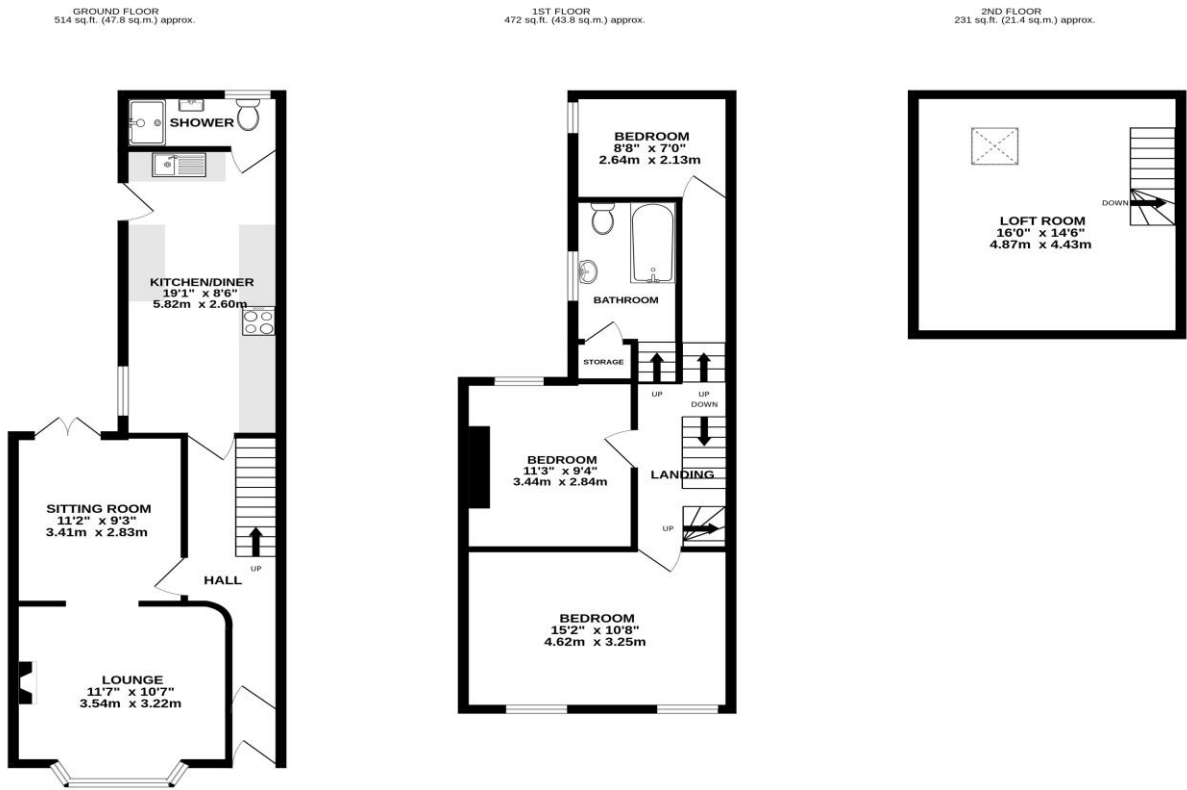
The kitchen offers double Neff eye level ovens, dishwasher and a four burner electric hob with a contemporary extractor hood over. There is a composite sink unit with a swan neck mixer tap, tiled flooring and a window to the side, with a door providing access to the rear garden. A doorway leading off the kitchen leads through into the ground floor shower room. It has a UPVC obscure glazed window to the rear and has been fitted with a white three piece suite comprising; low level WC, pedestal wash hand basin and a corner shower cubicle with glazed shower enclosure.

To the first floor the landing gives access to all three bedrooms, a second fixed staircase to the converted attic room and the bathroom. Bedroom one a large double bedroom located to the front of the property and features double windows to the front, fitted carpet flooring and fitted wardrobes to one wall. Bedroom two is a good sized double bedroom with fitted carpet flooring and a window to the rear. Bedroom three is located to the rear of the property. It is a comfortable sized double bedroom with fitted carpet flooring and a window to the side.

The bathroom is positioned centrally between all three bedrooms. It is fitted with a three piece suite comprising; panel bath, low level WC and pedestal wash hand basin. There is a window to the side and the room has access to a useful airing storage cupboard.

The attic room provides a generous space to use as a home office, playroom or as an extra double bedroom. It benefits from fitted carpet flooring, plumbed radiator heating and offers a roof velux window to the rear.

Outside the property benefits from a front courtyard garden, positioning the property away from the roadside. To the rear, the low maintenance enclosed rear garden is mainly laid to paving. There are solid stone walls enclosing the space with a timber garden shed at the rear and a tall wooden gate providing access to a walkway.



TOTAL FLOOR AREA : 1217 sq.ft. (113.0 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

Sat Nav: SA11 1HU

## Tenure

Freehold

## Services

Water (Metred) - Electric - Gas - Drainage

Council Tax Band C

EPC Rating D

Viewing strictly by  
appointment through  
Herbert R Thomas

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**hrt** Est. 1926 **RICS**

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

3703, 3/18/2011

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
11 Geoffrey Street SA11 1HU	Energy rating <b>D</b>	Valid until: 5 February 2020
	Property type Mid-terrace house	Certificate number: 9735-6422-8400-0385-0282
	Total floor area 117 square metres	

### Rules on letting this property

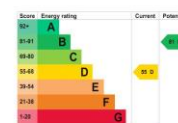
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 50



