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35 New Henry  
Street  
Neath  
SA11 1PH



# 35 New Henry Street

Asking price **£110,000**

Available to purchase with no ongoing chain and located within a popular area of Neath, is this well presented three bedroom mid terraced property.

A deceptively spacious mid terraced property

Available to purchase with vacant possession

Within a ten minute walk to Neath town centre and mainline train station

Large open plan reception room

Modern fitted kitchen and bathroom

Three well proportioned bedrooms

UPVC double glazing throughout

Gas combination boiler

Low maintenance rear garden with rear pathway access









Situated within a quiet residential area, close to local amenities and less than a ten minute walk to Neath town centre, is this very well maintained three bedroom stone front mid terrace. It would make an ideal purchase for first time buyers or property investors looking to add quality accommodation to their portfolio.

The property is accessed via a UPVC and glazed panel door into an entrance hallway, with fitted carpet flooring and a doorway leading into the main reception room.

The large reception room has a central archway, providing a natural division within the open plan area. There is a continuation of the same fitted carpet flooring as the hallway and the room benefits from windows to both the front and rear.

Within the lounge area of the room, there is a focal feature electric fireplace (not tested) to one wall, flanked either side by recessed alcoves.

To the rear of the room, a doorway leads through into the kitchen. The kitchen has been fitted with a matching range of contemporary wood effect base and wall mounted units, with a black laminated worksurface over. It offers an integrated electric oven with four burner electric hob, a stainless steel sink unit positioned below the side window, tiled flooring throughout and provides space for fridge/freezer and washing machine.

A doorway at the rear of kitchen leads through into the rear passage way, giving access to the ground floor bathroom and garden.

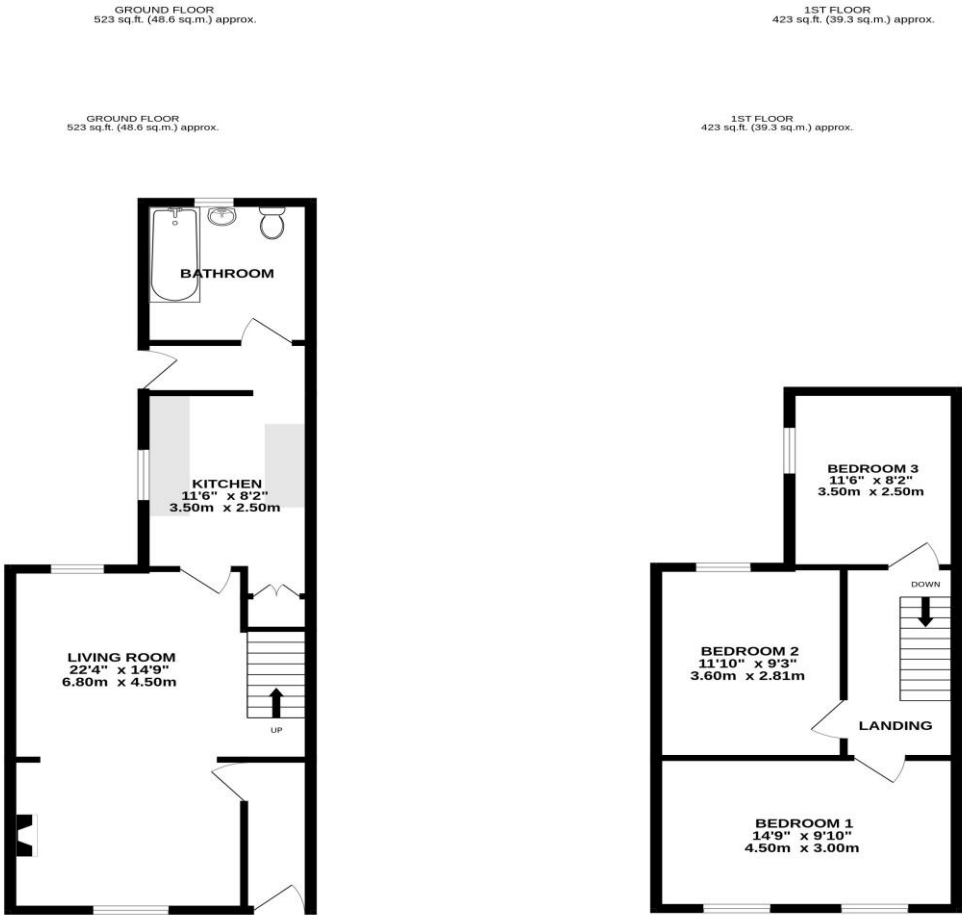
The bathroom has been fitted with a contemporary white three piece suite comprising; panel bath with an electric shower over bath fitted, pedestal wash hand basin and low level WC. The room benefits from tiled flooring, splashback tiling to wet area and two obscure glazed windows.

To the first floor, the landing features fitted carpet flooring that continues from the stairs and provides access to all three double sized bedrooms.

Bedroom one is located to the front of the property and features two windows, recessed alcove storage space and fitted carpet flooring. Bedroom two is located in the centre of the landing and features a window to the from. Recess alcove storage space and fitted carpet flooring. Bedroom three is at the rear of the property.

The room is a comfortable sized double with window to the side, recessed alcove storage space and fitted carpet flooring.

Outside to the rear, a low maintenance enclosed garden is laid mainly to concrete and paved patio. There is an ornate slate chippings area to one side ahead of a corner timber pergola. A tall wooden gate to the rear allows entry onto a pathway leading behind the neighbouring properties.



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

Whilst every attempt has been made to ensure the accuracy of the description 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 USERS SA11 1PH

### Tenure

Freehold

### Services

All Mains Services  
Council Tax Band B  
EPC Rating D

Viewing strictly by  
appointment through  
Herbert R Thomas

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