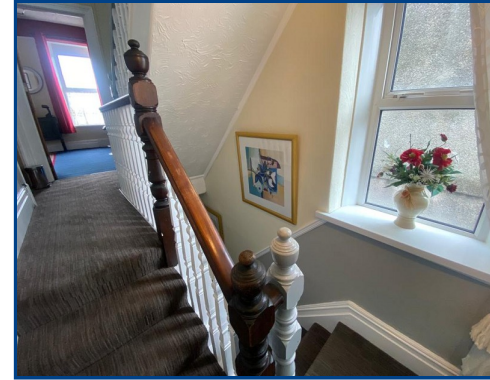


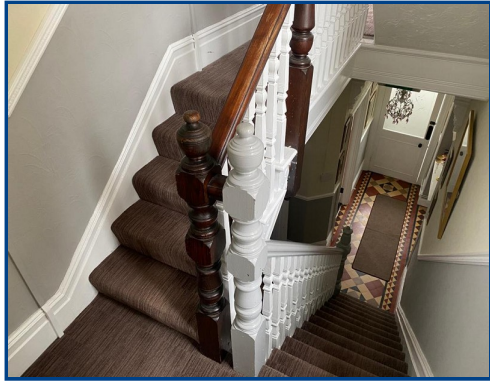


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales



**Victoria Gardens
Neath
Neath Port Talbot.**

Offers In Region Of **£500,000**



- **SOLD AS ONE UNIT**
- **2 SEMI DETACHED PROPERTIES**
- **POTENTIAL FOR HMO SHARED ACCOMMODATION**
- **12 BEDROOMS**
- **CENTRALLY LOCATED TO NEATH TOWN CENTRE**
- **CAR PARK TO THE REAR**
- **INVESTMENT OPPORTUNITY**
- **COUNCIL TAX BAND - D**

Viewing: **01639 646 926** Website: **www.ctf-uk.com** Email: **neath@ctf-uk.com**

EPC Rating: E45

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

General Description

INVESTMENT!

A rare opportunity to acquire, two substantial semi detached properties, in Victoria Gardens Neath. HMO License - Shared Accommodation. Call us today to book a viewing.....

Tel: **01639 646 926**

Email: **neath@ctf-uk.com**

Web: **www.ctf-uk.com**

Victoria Gardens, Neath, Neath Port Talbot.

Property Description

INVESTMENT!

A rare opportunity to acquire, two substantial semi detached properties, in Victoria Gardens Neath. Potential HMO- Shared Accommodation. Huge potential for temporary housing, currently 12 Bedrooms between both properties, rentable value £280 PCM, per room. Car park to the rear of the property. Viewing is highly recommended to appreciate potential to properties & location. Call us today to book a viewing.....

2 Victoria Gardens

Entrance

Enter via wood door to front, part tiled walls, laminated flooring, through into;

Hallway

Laminated flooring, radiator, electric meter points, stairs to first floor, doors leading to;

Lounge (13' 0" x 12' 9") or (3.97m x 3.89m)

Double glazed bay window to front, radiator, exposed wooden flooring, open feature fire place, picture rails, coving to ceiling.

Bedroom (11' 11" x 11' 5") or (3.62m x 3.49m)

Double glazed window to rear, radiator.

Inner Hall

Wooden door to side leading to rear garden, double glazed window to side, tiled flooring, door leading into;

Kitchen (11' 4" x 10' 7") or (3.46m x 3.22m)

Double glazed window to side, base units with work tops over, stainless steel sink unit, free standing cooker, fridge freezer, plumbing for washing machine, radiator, tiled flooring, part tiled walls, door leading through to;

Bathroom 1 (10' 8" x 10' 7") or (3.26m x 3.23m)

Frosted double glazed window to rear, panelled bath, pedestal wash hand basin, low level w.c, radiator, part wooden panelled walls, tiled flooring, coving to ceiling.

1st Floor Landing

2 x double glazed windows to side, split level landing leading to;

Bedroom (17' 2" x 12' 0") or (5.23m x 3.66m)

2 x double glazed windows to front, radiator, coving to ceiling.

Bedroom

Double glazed window, radiator.

Bathroom 2 (7' 9" x 4' 11") or (2.35m x 1.51m)

Frosted double glazed window to side, panelled bath, pedestal wash hand basin, low level w.c, radiator, vinyl flooring, part panelled walls.

Bedroom (10' 0" x 7' 9") or (3.05m x 2.35m)

Double glazed window to side, radiator, laminated flooring, coving to ceiling.

Bedroom (10' 9" x 7' 10") or (3.28m x 2.40m)

Double glazed window to rear, radiator.

2nd Floor Landing

Attic landing; double glazed window to side, doors leading to;

Attic Room (19' 8" x 8' 7") or (5.99m x 2.62m)

Double glazed window to front, radiator, loft access.

Victoria Gardens, Neath, Neath Port Talbot.

Bedroom (8' 8" x 7' 0") or (2.63m x 2.13m)

Double glazed window to side, radiator, laminated flooring.

4 Victoria Gardens

Entrance (4' 07" x 3' 11") or (1.40m x 1.19m)

Entrance to porch, partially tiled walls, original ornate floor tiles. Door leading to.

Hallway (22' 05" x 5' 09") or (6.83m x 1.75m)

Entrance to hallway, offering original features, ornate floor tiles & vestibules, radiator.

Lounge (12' 11" x 11' 10") or (3.94m x 3.61m)

Bay window to the front, beautiful original slate open feature fireplace, with tiled hearth. Wall mounted alarm panel, radiator.

Sitting Room (12' 06" x 11' 03") or (3.81m x 3.43m)

Window & door opening out to the rear garden. Slate feature open fireplace, picture rails.

Dining Room (13' 10" x 10' 08") or (4.22m x 3.25m)

Windows the side, wooden feature fire surround, under stairs storage cupboard, partial shelved walls, radiator.

Kitchen (10' 10" x 6' 08") or (3.30m x 2.03m)

Window & door to the side, giving access to the rear garden. Wall & base fitted units, electric cooker point, sink unit. Wall mounted gas central heating boiler, partially tiled walls, tiled flooring, radiator.

First Floor Accommodation (15' 02" x 5' 09") or (4.62m x 1.75m)

Landing area, window to the side. Doors leading to.

Bedroom (17' 03" x 12' 0") or (5.26m x 3.66m)

Windows to the front, beautiful slate feature fireplace, with tiled hearth, picture rails, radiator.

Bedroom (13' 03" x 11' 02") or (4.04m x 3.40m)

Window to the rear, slate feature open fireplace with tiled hearth, hand basin, radiator.

Bathroom (6' 02" x 5' 0") or (1.88m x 1.52m)

Panelled bath, hand basin, low-level WC, partially tiled walls, radiator.

Bedroom (10' 00" x 7' 07") or (3.05m x 2.31m)

Window to the side, radiator.

Bedroom (10' 05" x 8' 05") or (3.18m x 2.57m)

Bay window to the rear, hand basin, radiator.

Second Floor Accommodation (11' 05" x 5' 08") or (3.48m x 1.73m)

Window to the side. Doors leading to.

Bedroom (8' 07" x 6' 11") or (2.62m x 2.11m)

Window to the side.

Bedroom (19' 09" x 9' 08") or (6.02m x 2.95m)

Window to the front, wooden feature fire surround, hand basin, radiator. Eaves for storage.

Externally.

To Rear: There is an enclosed low maintenance shared rear garden, with side gated access to lane, rear gated access leading to off road parking.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

D

