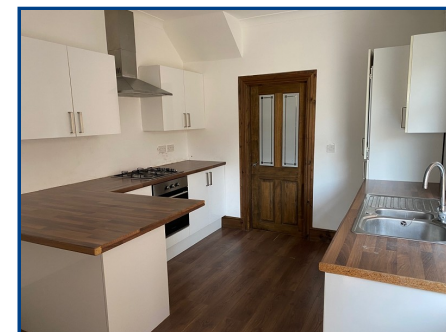
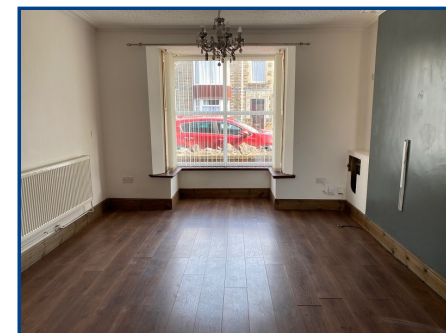


Total area: approx. 109.5 sq. metres (1178.9 sq. feet)



**Leonard Street
Neath
Neath Port Talbot.**

Price **£155,000**

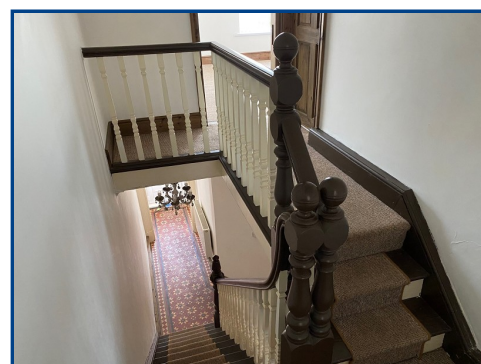


- END OF TERRACE PROPERTY
- 3 BEDROOMS
- LOUNGE / DINING ROOM
- KITCHEN / DINER
- IDEAL FIRST PURCHASE
- DOUBLE GARAGE TO THE REAR
- NO CHAIN
- COUNCIL TAX BAND B

General Description

IDEAL FIRST PURCHASE!
Conveniently situated within walking distance from Neath Town Centre. Call us today to book your viewing.....

EPC Rating: C75



Viewing: **01639 646 926**

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

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

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.

Property Description

IDEAL FIRST PURCHASE!

Conveniently situated within walking distance from Neath Town Centre. Property offers; Entrance to porch, hallway, lounge / dining room, kitchen / diner & utility to the ground floor. 3 Bedrooms & bathroom to the 1st floor. Externally the property offers low maintenance rear garden, with double garage. The property is a spacious family home & benefits from some original features, also offering gas central heating & double glazing throughout. Viewing is highly recommended to appreciate this convenient location & spacious property. Call us today to book your viewing.....

Porch (4' 03" x 3' 04") or (1.30m x 1.02m)

Entrance to porch, ornate original floor tiles. Leading to.

Hallway (19' 01" x 6' 01" x 3' 6") or (5.82m x 1.85m x 1.07m)

Hallway follow through with the original tiled flooring, staircase leading to the 1st floor, radiator.

Lounge (13' 01" x 11' 01") or (3.99m x 3.38m)

Bay window to the front, storage area housing meters, laminated flooring, radiator. Opening to.

Dining Area (11' 02" x 10' 08") or (3.40m x 3.25m)

Window & door opening to the rear garden, laminated flooring, radiator.

Kitchen/Diner (12' 05" x 10' 00") or (3.78m x 3.05m)

Window to the side, a range of wall & base fitted units with breakfast bar. Gas hob with extractor fan above, electric oven, bowl & half sink unit, integrated fridge freezer. Laminated flooring, spotlights to the ceiling, radiator.

Utility Room (9' 11" x 7' 0") or (3.02m x 2.13m)

Window to the rear, window & door to the side, giving access to the rear garden. Two storage cupboards, one housing the gas central heating boiler, one with shelving & clothes rail.

First Floor Accommodation (14' 06" x 5' 11") or (4.42m x 1.80m)

Split level landing area, doors leading to.

Bedroom One (12' 08" x 11' 03") or (3.86m x 3.43m)

Windows to the front, radiator. Walk in wardrobe area with shelving & rails.

Bedroom Two (11' 03" x 10' 09") or (3.43m x 3.28m)

Window to the rear, radiator.

Bathroom (7' 00" x 6' 07") or (2.13m x 2.01m)

Frosted window to the side, Panelled bath with shower over, hand basin, low-level WC, spotlights to the ceiling, heated towel rail.

Bedroom Three (10' 01" x 5' 10") or (3.07m x 1.78m)

Window to the rear, radiator.

External

Low maintenance frontage with side gated access to the rear access. Enclosed rear garden with artificial grass.

Double Garage (19' 06" x 16' 04") or (5.94m x 4.98m)

Window to the front, up & over door, separate door access to the rear lane.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

