



Total area: approx. 109.4 sq. metres (1177.9 sq. feet)



**Gnoll Park Road  
Neath  
Neath Port Talbot.**

Price **£260,000**



- MID TERRACED VICTORIAN PROPERTY
- 3 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- KITCHEN / DINER
- UTILITY & CLOAKROOM
- GARAGE TO THE REAR
- REQUIRES MODERNISING THROUGHOUT
- CENTRALLY LOCATED
- MANY ORIGINAL FEATURES
- COUNCIL TAX BAND D

**General Description**

**SPACIOUS VICTORIAN MID TERRACE PROPERTY!**  
**Centrally located walking distance from Neath Town Centre's amenities. Call us today to view.....**

Viewing: **01639 646 926**

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

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

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### Property Description

SPACIOUS VICTORIAN MID TERRACE PROPERTY!

Centrally located walking distance from Neath Town Centre's amenities. Property offers; Entrance to Porch, hallway, 2 Reception rooms, kitchen / diner, cloakroom & utility to the ground floor. 3 Double bedrooms & bathroom to the first floor. Externally the property offers front & rear garden with single garage. The period property does require modernising throughout, and retains many original features, with further potential for the new owner to create a more contemporary style. Conveniently located close to the town centre & benefiting from it's amenities. Viewing is highly recommended to appreciate property potential & location. Call us today to view.....

### Porch (4' 0" x 3' 09") or (1.22m x 1.14m)

Entrance to Porch, tiled flooring. Door to.

### Hallway (20' 01" x 5' 08" x 3' 10") or (6.12m x 1.73m x 1.17m)

Staircase leading to the 1st floor, original coving, radiator. Doors leading to.

### Lounge (13' 09" x 11' 07" ) or (4.19m x 3.53m)

Bay window to the front, with original coving, feature fireplace with gas open fire on tiled hearth, radiator.

### Sitting Room (12' 02" x 11' 04" ) or (3.71m x 3.45m)

Window to the rear, original coving, feature fireplace with open gas fire on tiled hearth, radiator.

### Kitchen/Diner (13' 08" x 9' 10" ) or (4.17m x 3.00m)

Window to the side, a range of wall & base fitted units, gas hob with extractor fan above, double oven & sink unit, under stairs storage cupboard, tiled for splash back, tiled flooring, radiator.

### Utility Room (7' 00" x 6' 08" ) or (2.13m x 2.03m)

Door & window to the rear, giving access to the rear garden. Free standing gas central heating boiler, storage cupboards' s, plumbing fir a washing machine, partially tiled walls, tiled flooring.

### Cloakroom/W.C. (6' 07" x 2' 09" ) or (2.01m x 0.84m)

Frosted window to the rear, low-level WC, hand basin, tiled flooring.

### First Floor Accommodation

Split landing area, with two storage cupboards, offering a staircase to the 2nd floor. Doors leading to.

### Bedroom One (11' 10" x 11' 05" ) or (3.61m x 3.48m)

Window to the front, radiator.

### Bedroom Two (11' 11" x 11' 07" ) or (3.63m x 3.53m)

Window to the rear, airing cupboard, radiator.

### Bedroom Three (14' 01" x 9' 10" ) or (4.29m x 3.00m)

Window to the rear, radiator.

### External

Lawn frontage. Enclosed garden benefiting from lawn & single garage.

### Services

Mains gas, mains water, mains electricity, mains drainage

### Tenure

Freehold

