



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

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

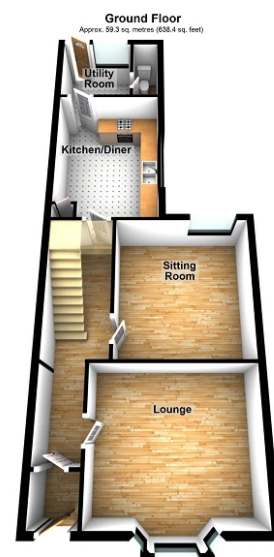
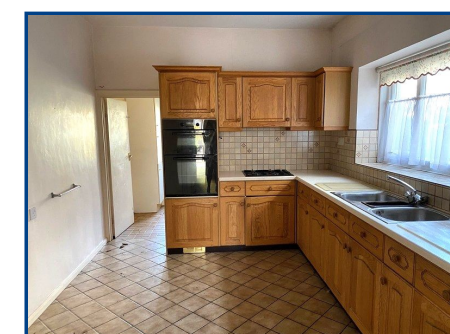
Price **£205,000**



- 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

Introducing this charming mid terrace Victorian property, perfect for those who appreciate character and potential. Situated in the heart of Neath Town Centre, this home boasts three double bedrooms, and although in need of modernising throughout, the property offers ample potential to create your dream home.



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



Second Floor  
Approx. 33.4 sq. metres (357.8 sq. feet)

Attic Room

First Floor  
Approx. 50.1 sq. metres (539.5 sq. feet)

Bedroom 3

Bedroom 2

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### Property Description

Come and explore this charming Victorian mid-terrace property for sale in the heart of Neath Town Centre. Boasting 3 bedrooms and 1 bathroom, this home offers a fantastic opportunity for someone with a creative vision. In need of modernising, the property retains many of its original features, adding character and history to the space.

Situated in Neath Town Centre, residents will enjoy easy access to local amenities, including shops, restaurants, and cafes. The property is also conveniently located near parks and green spaces, perfect for leisurely strolls or picnics on sunny days.

This property features a garage for parking or outdoor storage, providing added convenience for homeowners. Don't miss out on the chance to own a piece of history and transform this property into your dream home. Contact us today to schedule a viewing.

### 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 with stairs leading to the cellar. 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 cupboard'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.

### Bathroom (7' 00" x 6' 05" ) or (2.13m x 1.96m)

Window to the front, panelled bath, hand basin, low-level WC, partially tiled walls, radiator.

### 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.

### Attic Room (18' 1" x 11' 2" x 9' 2") or (5.50m x 3.40m x 2.80m)

Roof window, radiator.

### External

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

### Services

Mains gas, mains water, mains electricity, mains drainage

### Tenure

Freehold

### Council Tax

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