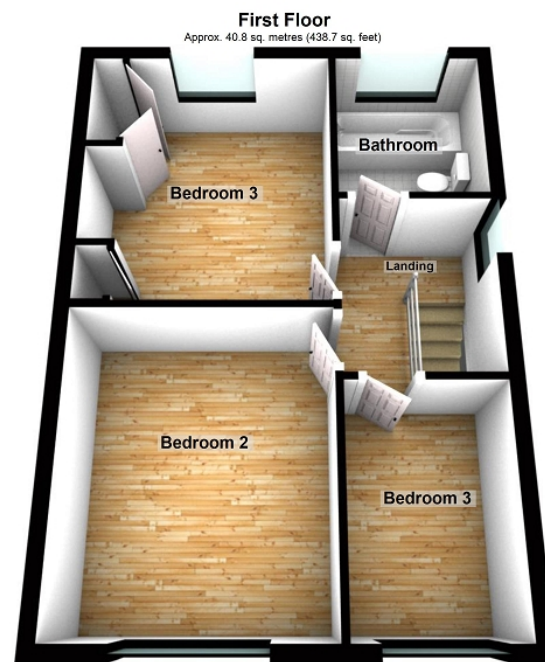


Total area: approx. 91.9 sq. metres (989.0 sq. feet)



**Harle Street  
Neath  
Neath Port Talbot.**

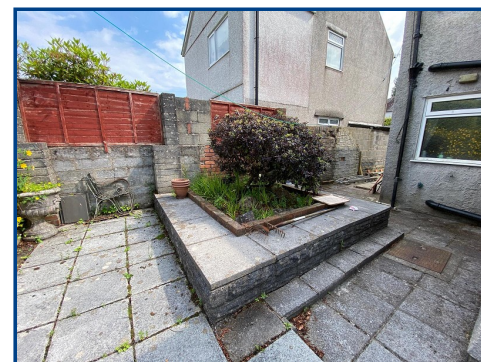
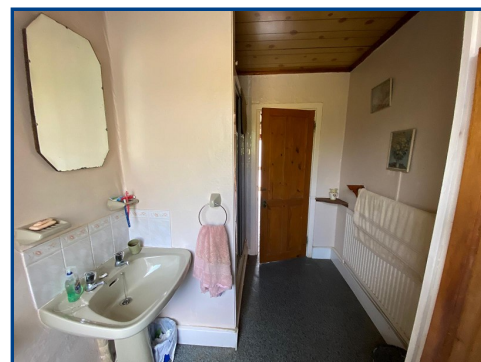
Price **£164,995**



- SEMI DETACHED PROPERTY
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- DRIVEWAY WITH AMPLE PARKING
- SOUGHT AFTER LOCATION
- MODERNISATION REQUIRED
- LOW MAINTENANCE ENCLOSED REAR GARDEN

**General Description**

**POTENTIAL FAMILY HOME!..**  
We are proud to present to the market, this semi detached 3 bedroom property. Located in a sought after location in Neath.  
**Call us today to book in a viewing on 01639 646926.**



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](mailto:surveys@ctf-uk.com).

**Property Description**

We are proud to present to the market, this semi detached 3 bedroom property. Located in a sought after location in Neath. This property offers; Entrance to hallway, lounge, sitting room, shower room and kitchen/diner to the ground floor. Stairs leading to 3 bedrooms and family bathroom to the first floor. Externally, drive with ample parking to the front, side access leading to a low maintenance enclosed rear garden. Regular bus routes and train service, Close to local amenities. Good links to the A465 & M4 corridor.

This property has great potential to become the perfect family home.

Call us today to book in a viewing on 01639 646926.

**Hallway (15' 1" x 5' 7") or (4.59m x 1.71m)**

Entrance to hallway, radiator, original tiled flooring.

**Lounge (11' 10" x 11' 8") or (3.60m x 3.56m)**

Curved bay window to front, electric fireplace, wall mounted consumer unit, wooden flooring. Double doors leading to;

**Sitting Room (12' 11" x 10' 9") or (3.93m x 3.28m)**

Window looking into kitchen/diner. Feature stone wall, back boiler electric fireplace, radiator, tiled flooring.

**Kitchen/Diner (10' 1" x 10' 3") or (3.07m x 3.13m)**

Window to rear, door to side, range of fitted wall and base units, upright hob and oven point with extractor fan above, sink unit, plumbing for washing machine and dryer, tiled flooring.

**Shower Room (9' 8" x 6' 6") or (2.95m x 1.98m)**

Frosted window to rear, walk in shower, WC, hand basin, storage cupboard, extractor fan.

**First Floor Accomodation (7' 10" x 5' 9") or (2.38m x 1.75m)**

Frosted window to side. Doors leading to;

**Bedroom 1 (9' 8" x 6' 8") or (2.94m x 2.04m)**

Window to front, radiator.

**Bedroom 2 (12' 10" x 10' 9") or (3.91m x 3.28m)**

Window to front, radiator.

**Bedroom 3 (12' 1" x 10' 11") or (3.68m x 3.32m)**

Window to rear, wall fitted wardrobes, radiator.

**Bathroom (7' 0" x 5' 8") or (2.14m x 1.73m)**

Frosted window to rear, panelled bath unit, WC, hand basin, access to loft, radiator, tiled walls.

**External**

Gated driveway with ample parking to front, side access leading to a low maintenance enclosed rear garden.

**Services**

Mains electricity, mains water, mains gas, mains drainage

**Tenure**

Freehold

**Council Tax**

B

