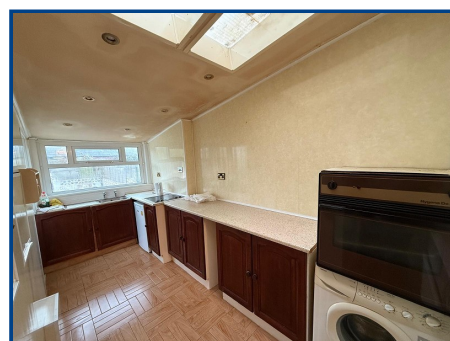


**Florence Street
Neath
Neath Port Talbot.**

Price **£95,000**



- MID TERRACED PROPERTY
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- TOWN CENTRE LOCATION
- FIRST TIME PURCHASE
- LOW MAINTENANCE REAR GARDEN
- PROPERTY REQUIRES MODERNISATION
- NO CHAIN

General Description

FIRST TIME PURCHASE!...

We are proud to present to the market this, 3 Bedroom mid terraced property. Located in the heart of Neath.

Call us today to book a viewing!...

EPC Rating: D61

Florence Street, Neath, Neath Port Talbot.

Property Description

We are proud to present to the market this, 3 Bedroom mid terraced property. Located in the heart of Neath. This property offers; Entrance to porch, lounge, diner, kitchen, shower room to the ground floor. 3 Bedrooms to the first floor. Enclosed low maintenance rear garden. Good links to the A465 & M4 corridor, close to local amenities, regular bus & train service. Property requires modernisation. Call us today to book a viewing!..

Porch (4' 0" x 3' 1") or (1.23m x 0.94m)

Entrance to porch, wall mounted consumer unit, tiled flooring.

Hallway (10' 6" x 3' 0") or (3.21m x 0.92m)

Radiator, tiled flooring.

Lounge (10' 6" x 10' 9") or (3.19m x 3.27m)

Window to front, radiator.

Dining Room (12' 1" x 11' 1") or (3.69m x 3.39m)

Internal window to kitchen, electric fireplace, radiator.

Inner Hallway (2' 6" x 5' 1") or (0.75m x 1.55m)

Tiled flooring.

Kitchen (14' 2" x 6' 2") or (4.32m x 1.88m)

Window & door to rear, a range of wall and base fitted units with work top over, electric hob, sink unit, plumbing for washing machine, radiator, tiled flooring.

Shower Room (7' 11" x 7' 6") or (2.42m x 2.29m)

Frosted window to rear, walk in shower, hand basin, WC, radiator, roof window, tiled flooring.

First Floor Accommodation (13' 0" x 5' 5") or (3.97m x 1.64m)

Access to loft. Doors leading to.

Bedroom 1 (8' 4" x 6' 9") or (2.53m x 2.05m)

Window to side, wall fitted wardrobes, radiator.

Bedroom 2 (11' 9" x 8' 3") or (3.59m x 2.52m)

Window to rear, wall fitted wardrobes, radiator.

Bedroom 3 (11' 1" x 14' 3") or (3.39m x 4.35m)

Windows to front, radiator.

External

Enclosed low maintenance rear garden with patio seating area.

Broadband and Mobile phone

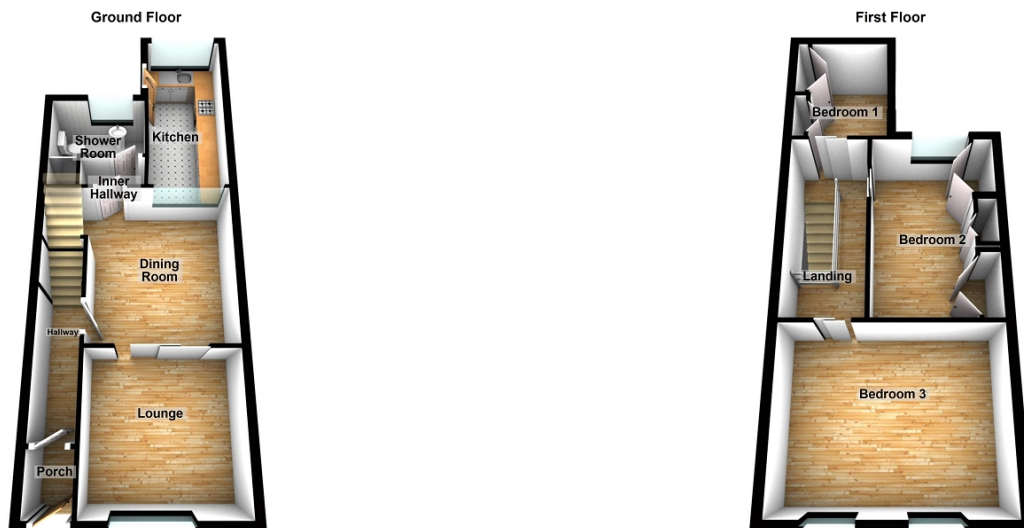
Ultrafast broadband available at this property. Good mobile service available in the vicinity.

Tenure

Freehold

Council Tax

B



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.