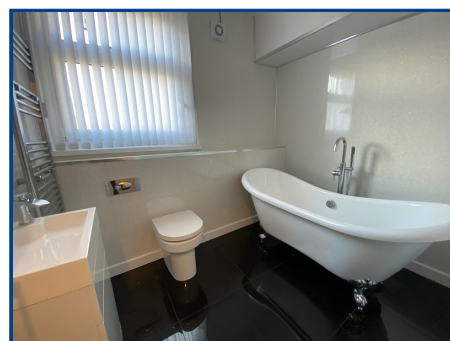
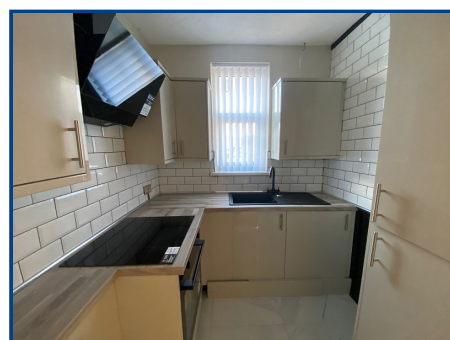
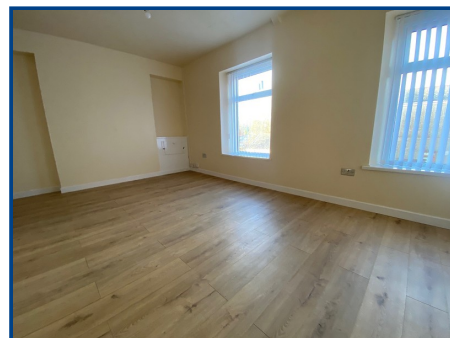


**Woodland Road  
Neath  
Neath Port Talbot.**

Price **£99,000**



- SPACIOUS FIRST FLOOR FLAT
- 2 BEDROOMS
- RENOVATED THROUGHOUT
- LOUNGE
- NEWLY FITTED KITCHEN & BATHROOM
- DRIVEWAY LEADING TO SINGLE GARAGE
- SOLD WITH TENANT IN SITU
- POPULAR RESIDENTIAL LOCATION
- £845PCM ANNUAL INCOME £10,140 PER ANNUM



**General Description**

**RENOVATED THROUGHOUT!**

First floor 2 Bedroom flat, renovated to an extremely high standard. Popular location, immaculately presented. Call us today to book your viewing...

**EPC Rating: D64**

## Woodland Road, Neath, Neath Port Talbot.

### Property Description

RENOVATED THROUGHOUT!

First floor 2 Bedroom flat, renovated to an extremely high standard. Popular location, immaculately presented. Property offers; Entrance to porch, hallway, 2 Bedrooms, lounge, kitchen & bathroom. Externally offering, spacious driveway leading to garage.

The full renovation offers; New windows & doors, re-pointing, re-wire, new plumbing & central heating boiler, newly fitted kitchen & bathroom, newly fitted carpets. Sold with a sitting tenant producing £845 PCM, £10,140 per annum.

### Porch (3' 03" x 3' 00") or (0.99m x 0.91m)

Entrance via composite door.

### Hallway (10' 02" x 2' 11" ) or (3.10m x 0.89m)

Staircase leading to the 1st floor flat, laminated flooring.

### First Floor Accommodation (11' 05" x 5' 02" ) or (3.48m x 1.57m)

Hallway, with newly fitted carpet. Doors leading to.

### Lounge (16' 06" x 10' 11" ) or (5.03m x 3.33m)

Windows to the front, laminated flooring, storage cupboard housing meters, radiator.

### Bedroom 1 (11' 08" x 11' 05" ) or (3.56m x 3.48m)

Window to the rear, newly fitted carpet, radiator.

### Further Hallway (15' 01" x 1' 11" ) or (4.60m x 0.58m)

Doors leading to.

### Bathroom (7' 08" x 6' 09" ) or (2.34m x 2.06m)

Window to the side, free standing roll top bath, vanity hand basin, low-level WC, panelled walls, tiled flooring, heated towel rail.

### Kitchen (6' 08" x 0' 0" ) or (2.03m x 0.00m)

Window to the side. A newly fitted kitchen, with a range of wall & base fitted units with work top over, sink unit, electric hob & oven, with extractor fan above. Integrated fridge freezer, ceramic floor tiles, panelled walls.

### Bedroom 2 (10' 02" x 9' 06" ) or (3.10m x 2.90m)

Window to the rear, radiator. Storage cupboard housing new gas central heating boiler.

### External

Spacious driveway leading to garage.

### Services

Mains drainage, mains gas, mains water, mains electricity

### Tenure

Leasehold

### Council Tax

A



### 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).