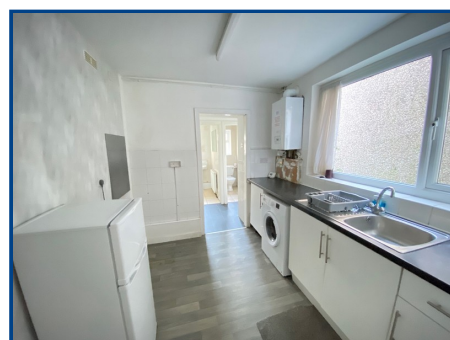
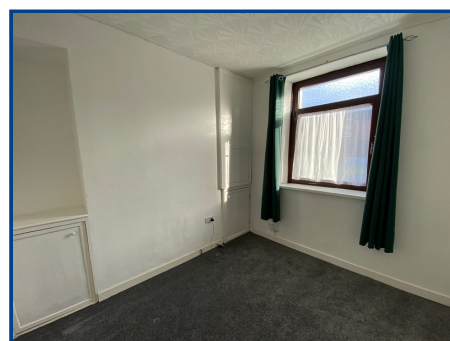
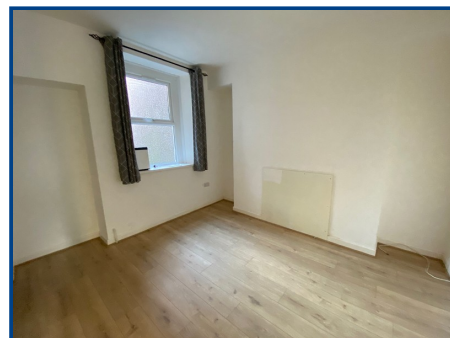


**Lombard Street
Neath
Neath Port Talbot.**

Price **£95,000**



- SEMI DETACHED PROPERTY
- 3 BEDROOMS
- SITTING ROOM & LOUNGE
- DOWNSTAIRS BATHROOM & SEPARATE WC
- IDEAL INVESTMENT OPPORTUNITY
- NO CHAIN
- CLOSE TO NEATH TOWN CENTRE



General Description

IDEAL INVESTMENT OPPORTUNITY!

Call us today to book your viewing appointment....

Lombard Street, Neath, Neath Port Talbot.

Property Description

Situated in Neath, this three-bedroom semi-detached home presents a fantastic opportunity for buyers looking to create their ideal living space. Offering potential, the property requires some modernising, allowing you to add your own personal touches and truly make it your own.

Step inside to discover a generous layout featuring three well-proportioned bedrooms and a bright family bathroom. To the rear, a small yard providing outside space.

Located in Neath, this property enjoys easy access to the town centre, where a range of shops, cafes, and amenities are just a short stroll away. Excellent transport links make commuting straightforward, with Neath railway station nearby and convenient road connections to Swansea, Cardiff, and further afield. For families, well-regarded local schools and leisure facilities, such as Gnoll Country Park and the Victoria Gardens, are all within easy reach, making this a superb spot for both work and play.

If you're searching for a home or investment opportunity, look no further. Arrange your viewing today and see how this home could be the perfect fit for your next move.

Entrance Hall (13' 02" x 3' 02") or (4.01m x 0.97m)

Entrance to hallway, staircase leading to the 1st floor, radiator. Doors leading to.

Sitting Room (10' 01" x 9' 05") or (3.07m x 2.87m)

Window to the front, alcoves with under storage cupboard's, housing gas meter. Radiator.

Lounge (12' 09" x 11' 07" x 9' 10") or (3.89m x 3.53m x 3.00m)

Window to the rear, laminated flooring, radiator.

Inner Hall (3' 08" x 2' 10") or (1.12m x 0.86m)

Under stairs storage area.

Kitchen. (9' 11" x 8' 00") or (3.02m x 2.44m)

Window to the side, wall & base fitted units with work top over & sink unit. Plumbing for a washing machine, wall mounted gas central heating boiler. Partially tiled & panelled walls, radiator.

Bathroom (5' 07" x 5' 07") or (1.70m x 1.70m)

Frosted window to the rear, panelled bath, hand basin, fully tiled walls & flooring, radiator.

Separate WC (5' 07" x 2' 06") or (1.70m x 0.76m)

Frosted window to the rear, low-level WC, fully tiled walls & flooring.

First Floor Accommodation (10' 11" x 5' 07") or (3.33m x 1.70m)

Attic entrance. Doors leading to.

Bedroom 1 (13' 01" x 10' 07") or (3.99m x 3.23m)

Windows to the front, radiator.

Bedroom 2 (10' 11" x 8' 02") or (3.33m x 2.49m)

Window to the side, radiator.

Bedroom 3 (10' 11" x 6' 11") or (3.33m x 2.11m)

Window to the rear, radiator.

External

Low maintenance rear yard.

Broadband and Mobile phone

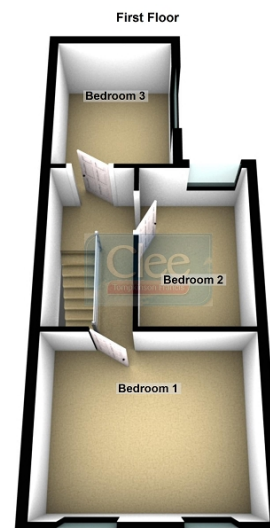
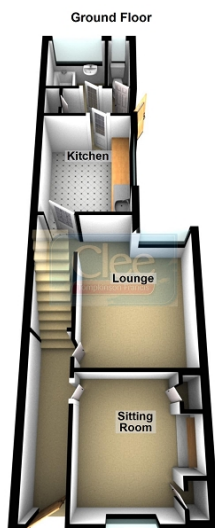
Super fast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

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.