



**£107,000**  
freehold

**Llewellyn Street,  
Neath SA11 1EJ**

- EPC Rating: C
- Recently Refurbished Home
- Two Receptions & Three Bedrooms
- New Kitchen, Bathroom & Flooring
- No On Going Chain





## About The Property

Offered for sale with no on gong chain is this modernised three bedroom mid terrace home. Located within close proximity of amenities this property would make an ideal first time buy. The property has undergone a refurbishment to include a new contemporary kitchen, bathroom with bath and a shower cubicle light grey flooring throughout. The accommodation comprises hallway, two reception rooms, kitchen with built in oven and hob plus space for appliances. On the first floor there are three bedroom and a generous bathroom. Externally there is a garden to the rear laid to lawn with access to a lane. Viewing is highly recommended.

## Accommodation

### Hallway

Access to the two reception rooms. Wood effect flooring

### Lounge

12' 1" x 10' ( 3.68m x 3.05m )

Located to the front of the property. Window to the front. Newly fitted grey carpet. Radiator.

### Dining Room

14' x 12' 1" ( 4.27m x 3.68m )

Stairs to the first floor and access through to the kitchen. Newly fitted grey carpet. Window to the rear. Radiator

### Kitchen

Newly fitted kitchen with a range of wall and base units finished in light grey with complimentary worktops. Built in oven and hob, sink and drainer plus space for further appliances. Light grey wood effect flooring. Window to the rear looking onto the garden and a door to the side.

### Landing

Access to the three bedrooms and the bathroom. Newly fitted grey carpet.



# Peter Alan - Neath

01639 635115  
neath@peteralan.co.uk  
peteralan.co.uk



## Bedroom One

11' 2" x 8' 2" ( 3.40m x 2.49m )  
Window to the rear. Newly fitted grey carpet. Radiator.

## Bedroom Two

10' 8" x 7' 4" ( 3.25m x 2.24m )  
Window to the front. Newly fitted grey carpet. Radiator.

## Bedroom Three

7' 7" x 6' ( 2.31m x 1.83m )  
Window to the front. Newly fitted grey carpet. Radiator.

## Bathroom

A generous sized bathroom with a newly fitted suite comprising bath with a tiled surround, Tiled shower cubicle, wash hand basin and Wc. Light grey wood effect flooring. Window to the rear.

## External

Garden to the rear laid to lawn with gate leading to the rear lane

**Important Information**

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.