



Victoria Gardens, £229,950

- Council Tax Band - D
- SELLER INCENTIVE..... If a sale is agreed by the 30th of April 24
- Off Road Parking
- Three Double Bedrooms + An Attic Room
- Two Bathrooms
- EPC Rating: D



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About the property

SELLER INCENTIVE..... If a sale is agreed by the 30th of April 24, the seller will cover solicitor fees for the purchase,

If one of the three solicitors on their panel is instructed!

Within walking distance to Neath Town Centre with all its amenities. A well presented, stone front, character property for sale with no on-going chain.

Internally comprising of an entrance hall, a spacious lounge with bay windows, a dining room and a kitchen to the ground floor. The first floor features three double bedrooms, a bathroom and a shower room. The first floor landing provides further access to the generous size attic room.

To the front of the property there is a garden area mainly laid to lawn. To the rear of the property there is an enclosed multi-functional garden with electric doors providing off road parking and rear lane access.

Ideal family home. Internal viewings come highly recommended.

Accommodation

Entrance Porch

Hallway

Lounge

28' 3" max x 12' 8" max (8.61m max x 3.86m max)

Dining Room

17' max x 10' 9" max (5.18m max x 3.28m max)

Kitchen

10' 7" x 10' 5" (3.23m x 3.17m)



Landing

Bedroom One

11' 8" x 16' 5" (3.56m x 5.00m)

Bedroom Two

13' 1" x 10' 4" (3.99m x 3.15m)

Bedroom Three

10' 5" x 10' 8" (3.17m x 3.25m)

Attic Room

25' 2" max x 16' 5" max (7.67m max x 5.00m max)

Bathroom

Shower Room

Front Garden

Rear Garden

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Floorplan

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.

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