

Ena Avenue £200,000

- Council Tax Band D
- Renovation Opportunity
- Sought After Location
- Garage & Enclosed Rear Garden
- Spacious Throughout
- EPC Rating: E









About the property

Ideal investment opportunity or family home, conveniently located to local schools, shops and public transport links within Cimla and Neath Town Centre

Offering a huge amount of potential throughout. Internally the spacious property comprises of an entrance porch, a hallway, two lounges, a dining room with gas fire and a kitchen to to the ground floor. The first floor features three bedrooms, a three piece bathroom suite and stairs to the attic room used as a fourth bedroom. The front of the property offers a small fore-court accessed via a gate. The rear garden is enclosed and low maintenance offering rear lane access via a gate and further access into the garage.

Ideal renovation opportunity for someone who's looking to make a house a home! Internal viewings recommended.

Accommodation

Entrance Porch

Entrance Hall

Front Lounge

11' 8" plus bay x 12' 5" plus recess (3.56m plus bay x 3.78m plus recess)

Rear Lounge

12' 5" x 10' 2" plus recess (3.78m x 3.10m plus recess)







Dining Room

14' 6" plus recess x 10' 6" (4.42m plus recess x 3.20m)

Kitchen

10' 5" x 10' 6" (3.17m x 3.20m)

Bedroom One

17' 1" plus recess x 11' 7" (5.21m plus recess x 3.53m)

Bedroom Two

12' 7" x 11' 6" max (3.84m x 3.51m max)





Bedroom Three

8' 5" plus recess x 10' 6" (2.57m plus recess x 3.20m)

Bathroom

Bedroom Four

17' 1" max x 9' 9" plus recess (5.21m max x 2.97m plus recess)

This room has restricted head height.

Outside

Rear Garden

Garage

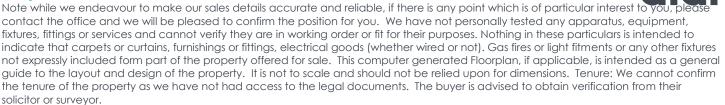


Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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