



## Lewis Terrace

guide price £50,000

- AVAILABLE FOR SALE VIA PETER ALAN AUCTIONS
- PUBLIC AUCTION THURSDAY 12TH SEPTEMBER 2024
- CASH BUYERS ONLY
- Ideal Family home Once Refurbished
- Council Tax Band B
- EPC Rating: E



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 **peter  
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## About the property

To be sold at public auction on 12th September.. Calling all investors! An ideal property for rent or flip in the sought after Village of Abergarwed, Neath. To be sold with no on going chain via Peter Alan Auctions. After refurbishment, this property would make the perfect family home with nearby bus routes, fantastic views and great links to the A465 onto the M4 corridor or into Neath Town Centre. Internally, the property comprises of an entrance hallway, with stairs to the landing, a spacious lounge/diner, a fitted kitchen and ground floor bathroom consisting of bath, w.c and hand wash basin. The First floor houses all three good size bedrooms and access to the loft space. The property further benefits from a detached garage to the rear. Internal viewings are highly recommended to truly appreciate the property's potential.

## Accommodation

### Entrance Hallway

### Lounge Diner

21' 5" x 11' 8" Plus Recess ( 6.53m x 3.56m Plus Recess )



### **Kitchen**

8' 9" x 8' 9" ( 2.67m x 2.67m )

### **Landing**

### **Bedroom One**

12' 1" x 9' 7" ( 3.68m x 2.92m )

### **Bedroom Two**

9' x 10' 2" ( 2.74m x 3.10m )

### **Bedroom Three**

8' 9" x 6' 1" ( 2.67m x 1.85m )

### **Bathroom**

### **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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