



## Collins Street

£85,000

- No On Going Chain!
- Ideal First Time Purchase or Investment!
- Low Maintenance Rear Garden
- Modern Fitted Shower Room
- New Roof & Re-wired in 2022/2023
- EPC Rating: D



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## About the property

The perfect investment or first time purchase, now available for sale in Neath with no on going chain! With excellent links to local amenities including high street stores and a main line train station within Neath Town Centre as well as well renowned local schools such as Melyn Primary, Dwr Y Felin Comprehensive and Neath College!

Internally, the property comprises of an entrance hallway, with stairs to the landing and doors through to the lounge / dining room. The home then flows through to a fitted kitchen, inner hall with space for appliances and a modern fitted shower room. The first floor houses three double bedrooms and access to the loft space. At the rear of the home is an enclosed, low maintenance, paved gardens with access out onto a lane.

Internal viewings are highly recommended to truly appreciate the property!

\*Please note that the property is Leasehold with a missing freeholder, please contact the branch for further information\*

## Accommodation

### Entrance Hallway

### Lounge Area

11' 9" x 13' 2" Max ( 3.58m x 4.01m Max )

### Dining Area

9' 8" x 12' 7" Max ( 2.95m x 3.84m Max )

### Kitchen

11' 7" max x 9' 9" ( 3.53m max x 2.97m )





**Shower Room**

**Bedroom Two**

**Landing**

12' x 10' 2" max ( 3.66m x 3.10m max )

**Bedroom One**

**Bedroom Three**

16' 3" x 9' 7" ( 4.95m x 2.92m )

12' 4" max x 10' ( 3.76m max x 3.05m )

**Rear Garden**

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

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