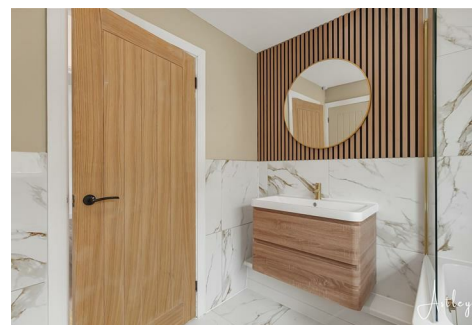




32 Ethel Street, Neath, SA11 1BB

Offers In The Region Of £139,950

Recently renovated throughout and presented with a fresh, modern feel, this inviting home offers well balanced accommodation that is ready to enjoy from day one. The property benefits from two versatile reception rooms, providing flexible living and dining space, while the addition of a ground floor bathroom enhances everyday practicality.

A welcoming hallway leads through to the main living areas, each offering excellent potential for family life, entertaining or home working. The kitchen sits to the rear of the property and is complemented by the ground floor bathroom. Upstairs, the accommodation continues with well proportioned bedrooms that provide comfortable and adaptable space for a range of lifestyles.

Outside, the rear garden offers a private area to relax and enjoy the outdoors, with the added convenience of rear lane access.

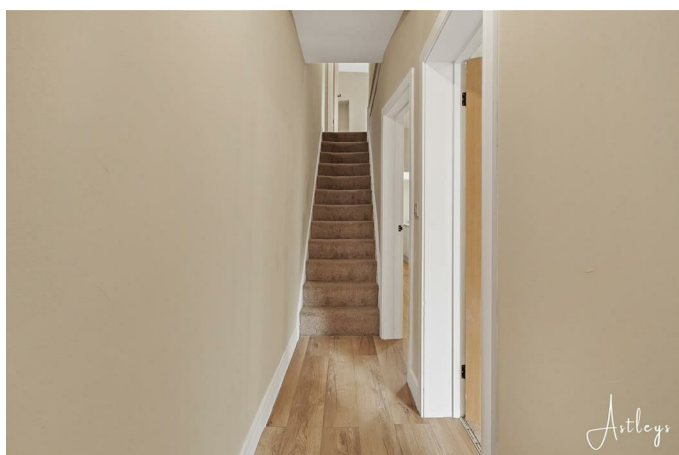
The property is well placed for day to day amenities, with Neath town centre within easy reach offering a variety of shops, cafés, restaurants and leisure facilities. Nearby schools cater for a range of age groups, while the popular Gnoll Estate Country Park provides attractive green space for walks and recreation. Excellent road and public transport connections, including Neath railway station, make commuting across South Wales

Main Dwelling



UPVC front door into:

Hallway 2'86 x 14'3 (0.61m x 4.34m)



LVT flooring

Lounge 10'38 x 11'49 (into alcove) (3.05m x 3.35m (into alcove))



Window to the front, radiator and panelling in the alcoves



Dining Room/Second Lounge 11'07 x 11'94 (into alcove) (3.53m x 3.35m (into alcove))



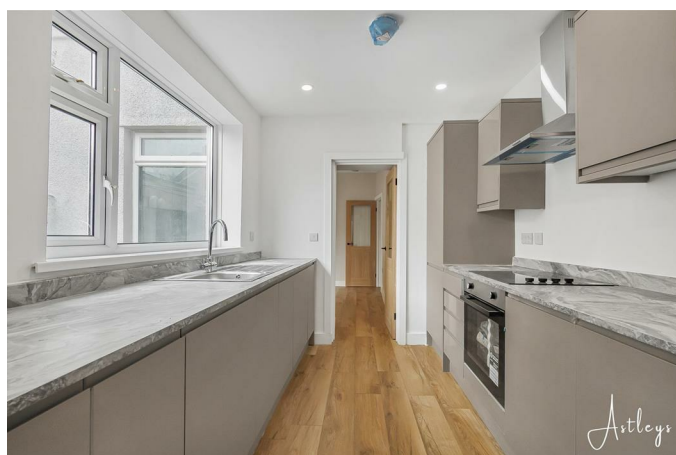
LVT flooring, window to the back, radiator and panelling in the alcoves



Kitchen 12'09 x 7'9 (3.89m x 2.36m)



Range of grey base and wall units with coordinating counter tops, electric hob and oven with extractor over, stainless steel sink with drainer and mixer tap, integrated fridge/freezer, washing machine and dishwasher, radiator, LVT flooring, window to the side



Inner Hallway

Storage cupboard, LVT flooring and door to the side

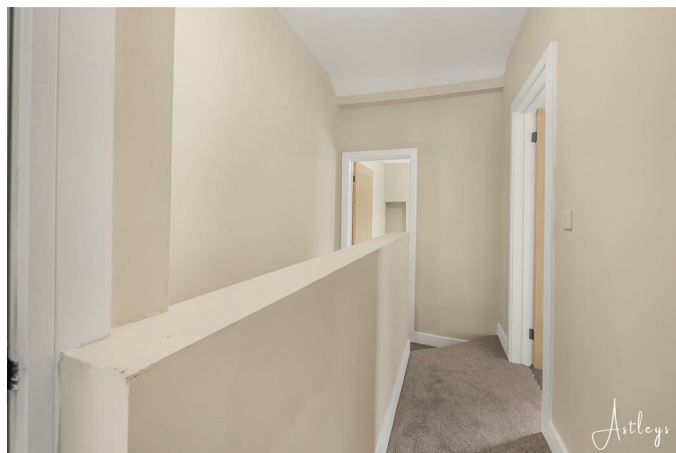
Bathroom 7'99 x 7'02 (2.13m x 2.18m)



White suite with low level w/c, sink unit and bath with shower over, heated towel rail, spots to ceiling window to the back and tiled floor



Landing 12'7 x 5'5 (3.84m x 1.65m)



Storage cupboard

Bedroom 1 14'99 x 10'33 (into alcove) (4.27m x 3.05m (into alcove))



Two windows to the front and radiator



Bedroom 2 11'34 x 9'15 (into alcove) (3.35m x 2.74m (into alcove))



Window to the back and radiator

Bedroom 3 8'17 x 9'89 (2.44m x 2.74m)



Window to the side and radiator

Garden



Access to the lane, courtyard style garden

Drone



Agents Notes

Neath Port Talbot Council Tax Band: B

Annual Price:

£1,977

Agents Notes

Conservation Area :

No

Flood Risk:

River : Medium

Seas : Very low

Floor Area:

1,022 ft 2 / 95 m 2

Plot size:

0.02 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

11 Mbps

Superfast

56 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability:

BT

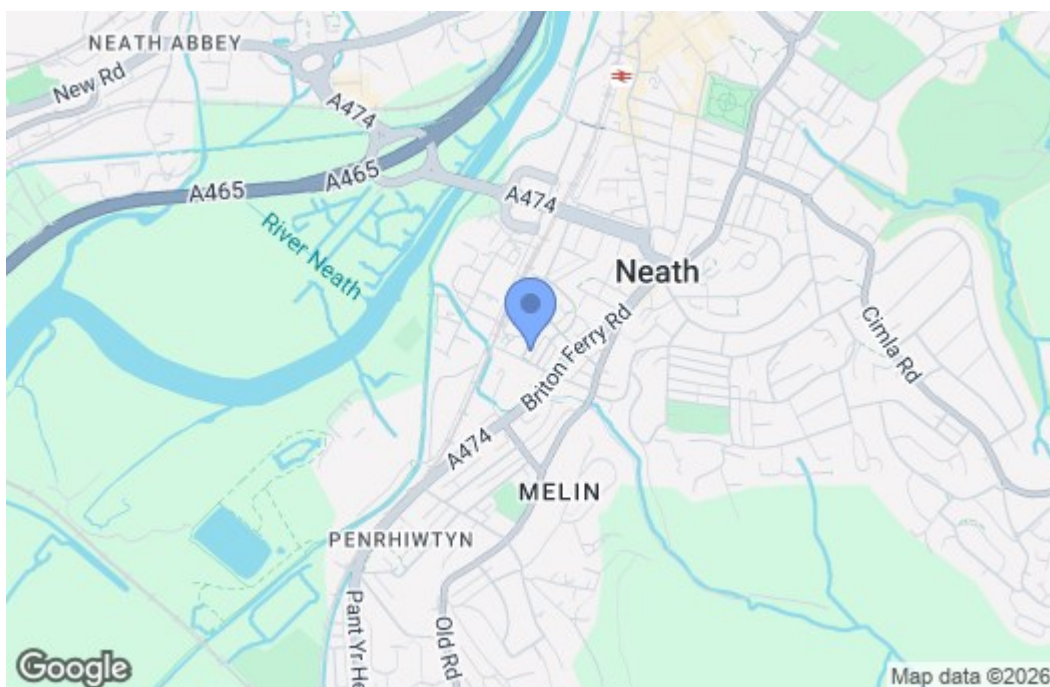
Sky

Floor Plan



Total area: approx. 103.5 sq. metres (1113.6 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		75	86
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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