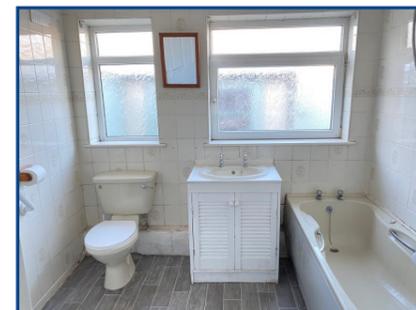
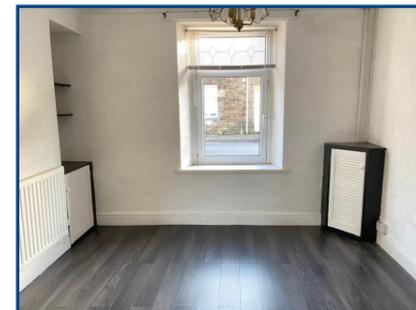


**Middleton Street  
Neath  
Neath Port Talbot.**

Price **£120,000**



- MID TERRACE PROPERTY
- 3 DOUBLE BEDROOMS
- LOUNGE TO SITTING ROOM
- KITCHEN
- GROUND FLOOR BATHROOM
- REQUIRES MODERNISING THROUGHOUT
- IDEAL FIRST PURCHASE / INVESTMENT OPPORTUNITY
- CLOSE TO LOCAL AMENITIES
- NO CHAIN

**General Description**

Offered for sale in the popular Briton Ferry area of Neath, this spacious terraced home presents an attractive opportunity for those seeking a property with potential. Call us today to schedule your viewing appointment.....

**EPC Rating: D63**

Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

**Important notice**

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Professional Services**

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

## Middleton Street, Neath, Neath Port Talbot.

### Property Description

Situated in the heart of Briton Ferry, Neath, this traditional terraced home presents an excellent opportunity for buyers seeking to put their own stamp on a property. With three generously sized double bedrooms, this spacious residence is ideally suited to families or those in need of additional space for a home office or guest accommodation.

The ground floor features a family bathroom, while the property as a whole is in fair condition, offering a fantastic prospect for modernisation and personalisation throughout. However, the property was re-wired in 2022 & a new central heating system approximately 6 months old.

At the rear, an enclosed low-maintenance garden provides a safe, private space for outdoor relaxation, children's play, or summer entertaining.

Convenience is a key feature of this home, situated within easy reach of a variety of local amenities including shops, schools, and eateries. Excellent transport links abound, with regular bus and rail services only a short stroll away, making commuting to Neath, Swansea, or further afield both fast and straightforward.

Briton Ferry itself is a vibrant and welcoming community, steeped in history and ideally positioned for access to both urban amenities and nearby green spaces. The picturesque Gnoll Country Park and the scenic Neath Canal Walk are both within easy reach, providing plenty of leisure and recreational opportunities in the surrounding area.

This property holds enormous potential to become a wonderful family home. Early viewing is highly recommended to fully appreciate the size, location, and possibilities on offer. Book your viewing today.

#### **Porch (3' 11" x 3' 1") or (1.19m x 0.94m)**

Entrance to porch, partially tiled walls, tiled flooring. Enclosed wall mounted electric meter.

#### **Entrance Hall (7' 3" x 3' 0") or (2.22m x 0.92m)**

Entrance to hallway, staircase leading to the 1st floor, radiator.

#### **Lounge (10' 08" x 9' 07" ) or (3.25m x 2.92m)**

Window to the front, laminated flooring, radiator. Storage cupboard with gas meter. Opening to.

## Middleton Street, Neath, Neath Port Talbot.

#### **Sitting Room (10' 11" x 10' 11" ) or (3.33m x 3.33m)**

Window to the rear, brick feature fireplace with gas fire, radiator.

#### **Kitchen (10' 03" x 8' 05") or (3.12m x 2.57m)**

Window to the side, wall & base fitted units with work top over, sink unit. Electric cooker point. Under stairs storage cupboard, tiled flooring, partially tiled walls.

#### **Inner Hall (7' 11" x 2' 08" ) or (2.41m x 0.81m)**

Tiled flooring, shelved walls. Side door giving access to the rear garden.

#### **Bathroom (8' 01" x 7' 04" ) or (2.46m x 2.24m)**

Frosted window to the rear, panelled bath with shower over, vanity hand basin, low-level WC. Fully tiled walls, radiator.

#### **First Floor Accommodation. (12' 05" x 5' 04" ) or (3.78m x 1.63m)**

Landing area, storage cupboard housing gas central heating boiler, radiator.

#### **Bedroom 1 (14' 0" x 9' 07" ) or (4.27m x 2.92m)**

Windows to the front, radiator.

#### **Bedroom 2 (10' 11" x 8' 05" ) or (3.33m x 2.57m)**

Window to the rear, radiator.

#### **Bedroom 3 (10' 04" x 8' 04" ) or (3.15m x 2.54m)**

Window to the rear, radiator.

#### **External**

Enclosed low maintenance paved rear garden. Gated access to the rear lane.

#### **Council Tax**

B

#### **Services**

Mains drainage, mains gas, mains water, mains electricity

#### **Council Tax**

B

