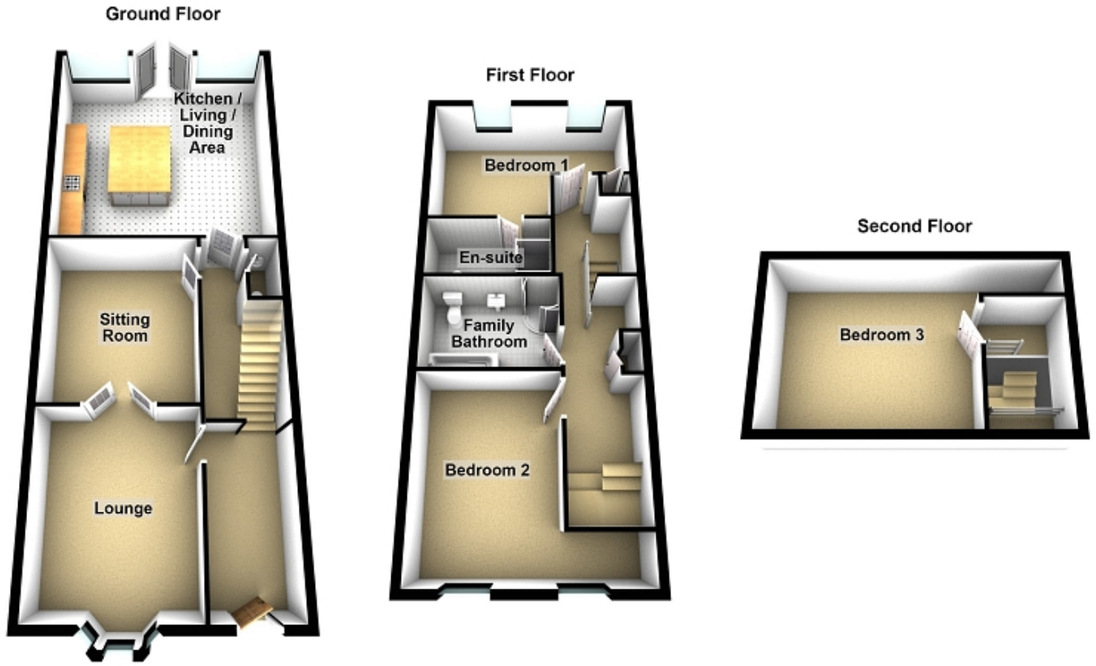








Viewing: **01639 646 926** Website: **www.ctf-uk.com** Email: **neath@ctf-uk.com**

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As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Leonard Street
Neath
Neath Port Talbot.

Price **£295,000**











- **Beautiful three-bedroom mid-terraced period property**
- **Fully renovated throughout to an exceptional standard**
- **Master bedroom with en-suite**
- **High-specification contemporary kitchen with integrated appliances**
- **Converted loft providing a versatile third bedroom**
- **Off-road parking for two vehicles**
- **Move in ready**
- **No Chain**

General Description

EPC Rating: C74

A truly stunning, fully renovated three-bedroom mid-terraced property, finished to an exceptional standard throughout. Combining period charm with contemporary luxury, this beautiful home boasts a high-specification kitchen and bathrooms, stylish herringbone flooring, spacious and versatile accommodation, a generous kitchen/diner with extension, and off-road parking for two vehicles. Ideally situated within walking distance of Neath town centre, this impressive turnkey home is ready to move straight into.

Property Description

A beautifully renovated three-bedroom mid-terraced property, combining period character with stylish contemporary living and finished to an exceptionally high standard throughout.

As you enter the property the ground floor features beautiful herringbone flooring throughout, creating a sophisticated and welcoming first impression while complementing the property's original character.

The accommodation offers two spacious reception rooms, providing excellent flexibility for family living, entertaining or working from home. To the rear is the real heart of the home — an impressive extended kitchen/diner, featuring a brand-new, high-spec contemporary kitchen with a comprehensive range of integrated appliances, including an oven, fridge freezer, dishwasher and washing machine. A central island with breakfast bar provides the perfect space for casual dining and entertaining, while the extension creates a bright and sociable open-plan environment.

To the first floor are two well-proportioned bedrooms, with the principal bedroom benefiting from its own stylish en-suite shower room, alongside a beautifully finished family bathroom.

The third bedroom is located within the converted loft space, offering a versatile additional bedroom, guest room, home office or hobby space.

Externally, the property continues to impress, with a paved patio and lawned garden providing an attractive outdoor space. To the rear is the added convenience of off-road parking for two vehicles, a particularly desirable feature for a property of this type.

The location is equally appealing, with Neath town centre within easy walking distance, providing a wide range of shops, cafés, restaurants and everyday amenities, together with excellent access to local transport links.

This is a truly turnkey home that has undergone a comprehensive renovation, offering the rare combination of period charm, contemporary style and high-specification fixtures and fittings. Early viewing is highly recommended to fully appreciate the quality, finish and space this exceptional property has to offer.

Entrance Hall (25' 09" x 5' 08" x 3' 0") or (7.85m x 1.73m x 0.91m)
Entrance to hallway via half glazed composite door, staircase leading to the 1st floor, herringbone wood flooring throughout the ground floor, radiator.

Sitting Room (11' 09" x 10' 09") or (3.58m x 3.28m)
Bay window to the front, shelved alcoves with under storage cupboard, housing gas & electric meters. Vertical radiator.
Double doors opening to.

Lounge (11' 06" x 11' 03") or (3.51m x 3.43m)
Vertical radiator. Door access to the hallway.

Leonard Street, Neath, Neath Port Talbot.

Cloakroom (5' 04" x 2' 03") or (1.63m x 0.69m)
Vanity hand basin, low-level WC.

Kitchen (14' 06" x 18' 07") or (4.42m x 5.66m)
Wall and base units with worktops over. Wooden splash back, Integrated Bosch induction hob, electric oven and microwave. Integrated fridge, freezer and dishwasher, space for washing machine. Freestanding centre island with additional storage and breakfast bar. Bowl and a half sink unit. Glass lantern roof, tall windows and double doors leading to garden. Vertical radiators.

Bedroom 1 (14' 09" x 10' 10") or (4.50m x 3.30m)
Window to rear, radiator, storage cupboard housing gas boiler. Door leading to

En Suite (10' 04" x 4' 09") or (3.15m x 1.45m)
Shower, vanity hand basin, W.C, heated towel rail, laminate flooring.

Family Bathroom (10' 03" x 7' 02") or (3.12m x 2.18m)
Corner shower cubicle, panelled bath, vanity hand basin, W.C, heated towel rail, laminate flooring.

Bedroom 2 (16' 05" x 10' 09") or (5.00m x 3.28m)
Windows to front, radiator.

Bedroom 3 (21' 09" x 11' 09") or (6.63m x 3.58m)
Velux window to front, radiator, eaves for storage.

External
loose stone frontage, tiled pathway to front. Enclosed rear garden with patio and lawn area. Parking to rear for 2 vehicles.

Additional Information
Ultra fast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Services
Mains electricity, mains water, mains gas, mains drainage

Tenure
Freehold

Council Tax
B



