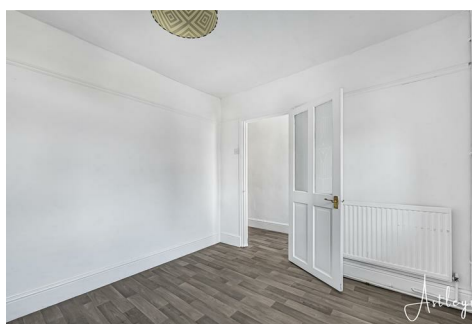
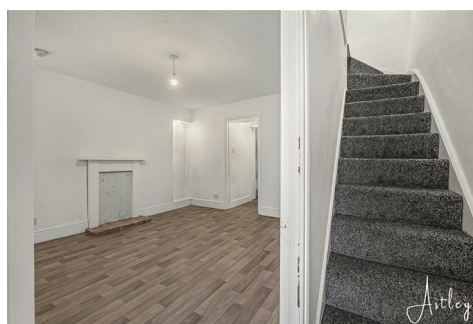




17 Tabernacle Street, Neath, SA10 6UF

Offers In The Region Of £114,950

A welcoming entrance hall sets the tone for this well arranged home, complemented by two reception rooms and a convenient downstairs bathroom. Three bedrooms are positioned upstairs, offering a practical layout with flexibility for family life, guests or working from home.

The front lounge provides a comfortable space to relax, while the lounge and dining room offers a more sociable setting for everyday living and entertaining. The kitchen is well placed for convenience, with the downstairs bathroom completing the ground floor accommodation. Upstairs, the three bedrooms provide flexibility to suit individual needs. The property is conveniently positioned for local shops, cafés and everyday amenities, with Skewen Park and nearby walking routes providing opportunities to enjoy the outdoors. Neath and Swansea are readily accessible, with transport links including Skewen railway station and the M4 offering convenient connections for commuting and leisure.

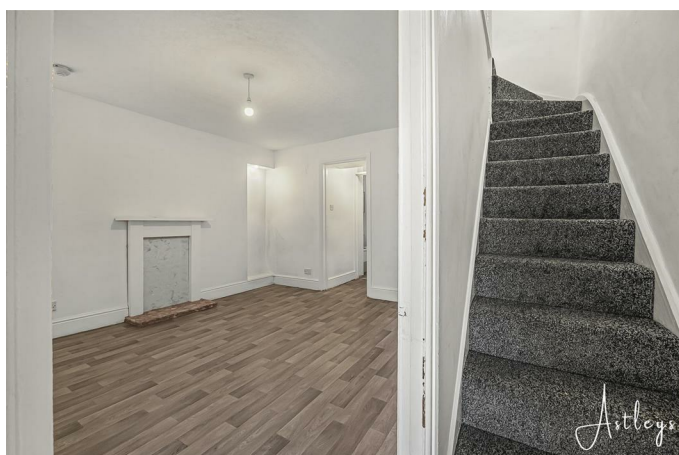
Please note that the property does not have a garden, making it a particularly straightforward option for those who prefer not to have the upkeep associated with outdoor space. A versatile home in a well connected setting, suited to families, downsizers and lifestyle movers looking for comfortable accommodation with local amenities close by.

Main dwelling



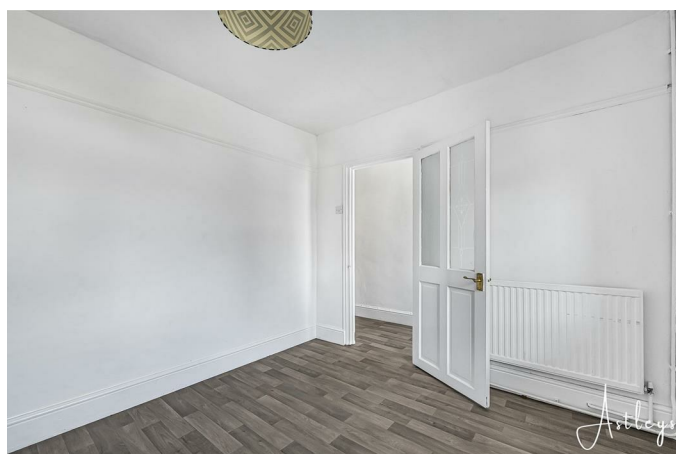
UPVC front door into:

Entrance hallway 14'6" x 3'21 (4.42m x .97.84m)



Cushioned floor and radiator

Front lounge 9'7" x 11'3" (into alcove) (2.94 x 3.43 (into alcove))



Cushioned floor, window to front and radiator



Lounge/diner 12'0" x 11'10" (into alcove) (3.68 x 3.63 (into alcove))



Cushioned floor, storage cupboard, radiator



Kitchen

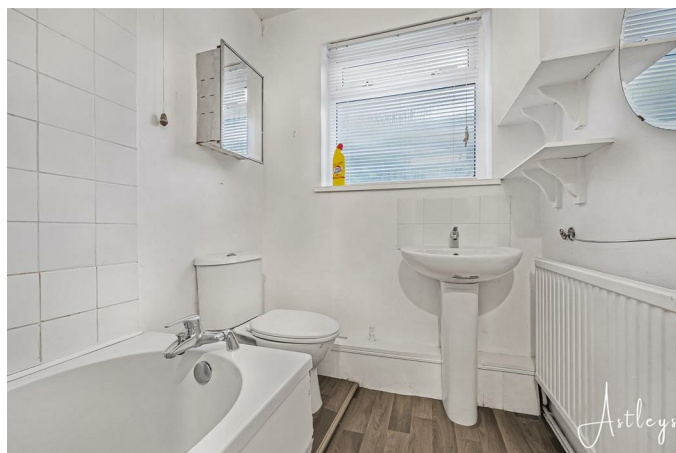


7'7" x 8'3" (2.32 x 2.53)



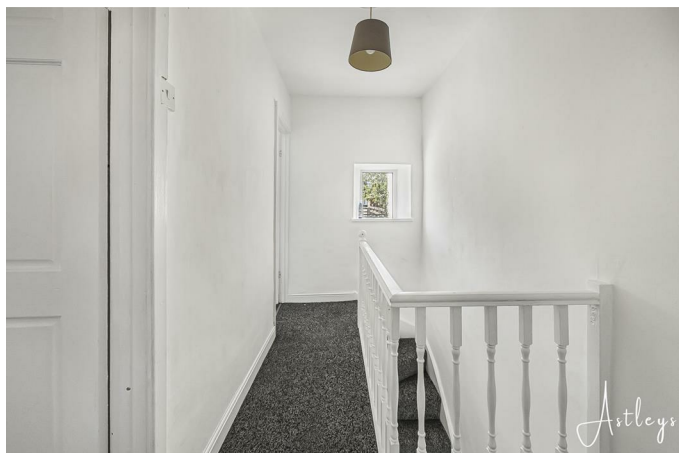
A range of white base and wall units with black work tops, stainless steel sink and drainer, space for cooker and fridge, tiled floor, window to the back and radiator

Bathroom 8'3" x 5'6" (2.52 x 1.69)



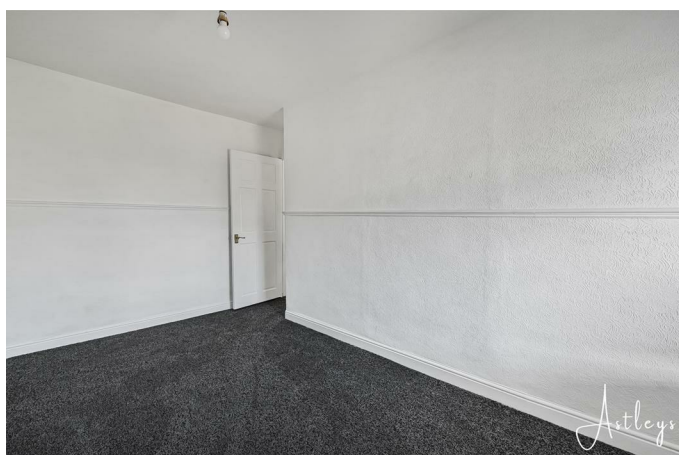
White suite with low level w/c, sink, bath with shower over, window to the back, radiator

Landing



Window to the back

Bedroom 1 13'9" x 7'11" (4.20 x 2.42)



Window to the front and radiator

Bedroom 2 7'9" x 9'5" (2.38 x 2.88)



Window to the back and radiator

Bedroom 3 10'7" x 6'6" (3.23 x 2)



Window to the front and radiator

Drone



Agents notes

Conservation Area

No

Flood Risk

River : Very low

Seas : Very low

Floor Area

818 ft 2 / 76 m 2

Plot size

0.02 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

19 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

Agents notes

Neath Port Talbot Council Tax Band: B

Annual Price:

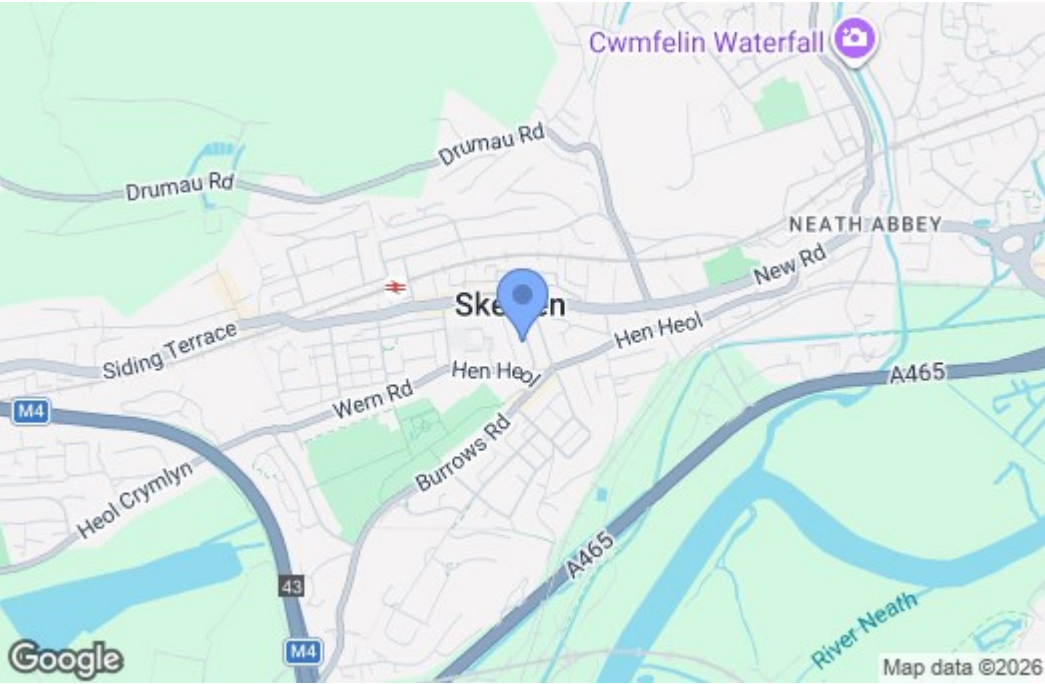
£1,977

Floor Plan

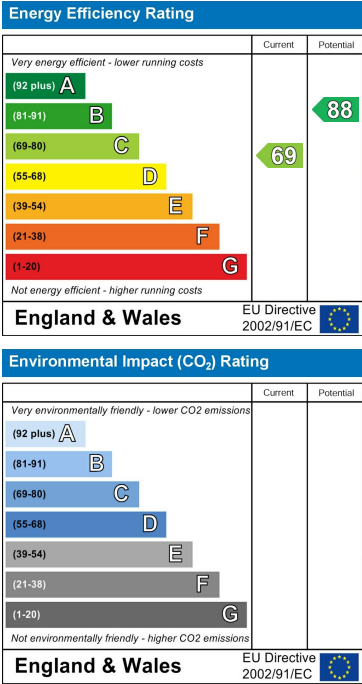


Total area: approx. 70.7 sq. metres (760.8 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.