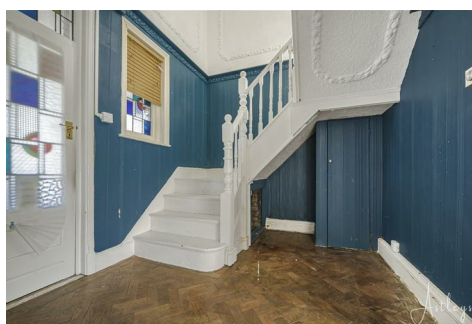
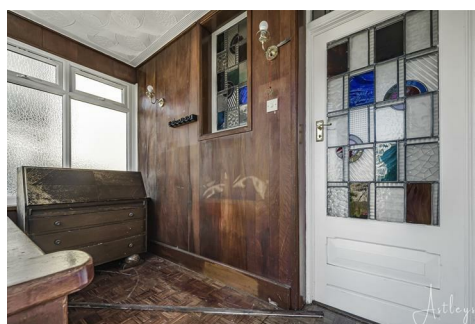




28 Cwrt Sart, Neath, SA11 2SR

Offers In The Region Of £150,000

A lovely sense of character runs throughout this appealing semi detached home, which would benefit from a schedule of improvement, where a beautifully crafted wooden staircase and stained glass window create an immediate impression. The property enjoys gardens to both the front and rear, offering a balance of privacy and outdoor space, while two well proportioned reception rooms provide flexibility for both everyday living and more formal occasions.

The accommodation begins with an entrance porch leading into a welcoming hallway with wooden flooring underfoot. The two reception rooms each offer their own atmosphere and potential for living or dining. To the rear, the kitchen has a door out to the garden area, creating an easy connection to outdoor living. Upstairs, the bedrooms are complemented by a family bathroom, thoughtfully arranged to serve the home.

The setting offers a strong sense of community with a range of local shops, cafés and everyday amenities close by.

Main Dwelling



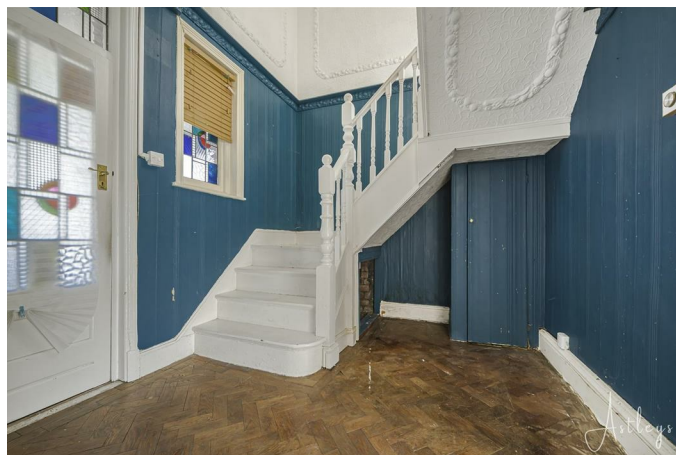
With UPVC door into porch:

Porch 4'7 x 10'4 (1.40m x 3.15m)



Wooden flooring, windows to the front and side, door into hallway

Hallway 10'5 x 8'7 (3.18m x 2.62m)



Parque flooring, storage cupboards under the stair way, Stained glass window to the porch, radiator

Front Lounge 13'7 (into bay) x 11'6 (4.14m (into bay) x 3.51m)



Fireplace, wooden flooring, radiator, coving and bay to front

Front Lounge



Second Lounge/Dining Room



Second Lounge/Dining Room 14'4 x 14'9 (4.37m x 4.50m)



Fireplace, Window to the back, radiator and coving

Kitchen 15'7 x 9' (4.75m x 2.74m)



A range of wooden base and wall units with coordinating worktops, gas hob with electric oven and extractor fan, white sink with drainer, space for washing machine, fridge and freezer, tiled floor, door to the side, windows to the back, radiator and coving

Kitchen



Stairway



Landing



Window to the side

Bedroom 1 13'9 (into bay) x 11'6 (4.19m (into bay) x 3.51m)



Bay window to the front, radiator and coving

Bedroom 1



Bedroom 2 13'6 (into recess) x 10'6 (4.11m (into recess) x 3.20m)



Storage cupboards, windows to the back, radiator and coving

Bedroom 2



Bathroom 6'8 x 9'1 (2.03m x 2.77m)



White suite with low level w/c, panelled bath, pedestal sink and shower unit, window to the back

Garden



Front and back gardens with side access, lawned areas and a range of mature shrubs, garden storage shed

Garden



Garden



Drone



AGENTS NOTES

Conservation Area: No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

1,248 ft² / 116 m²

Plot size:

0.09 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

15 Mbps

Superfast

74 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability:

BT

Sky

Virgin

AGENTS NOTE

Neath Port Talbot Council Tax Band: C

Annual Price:

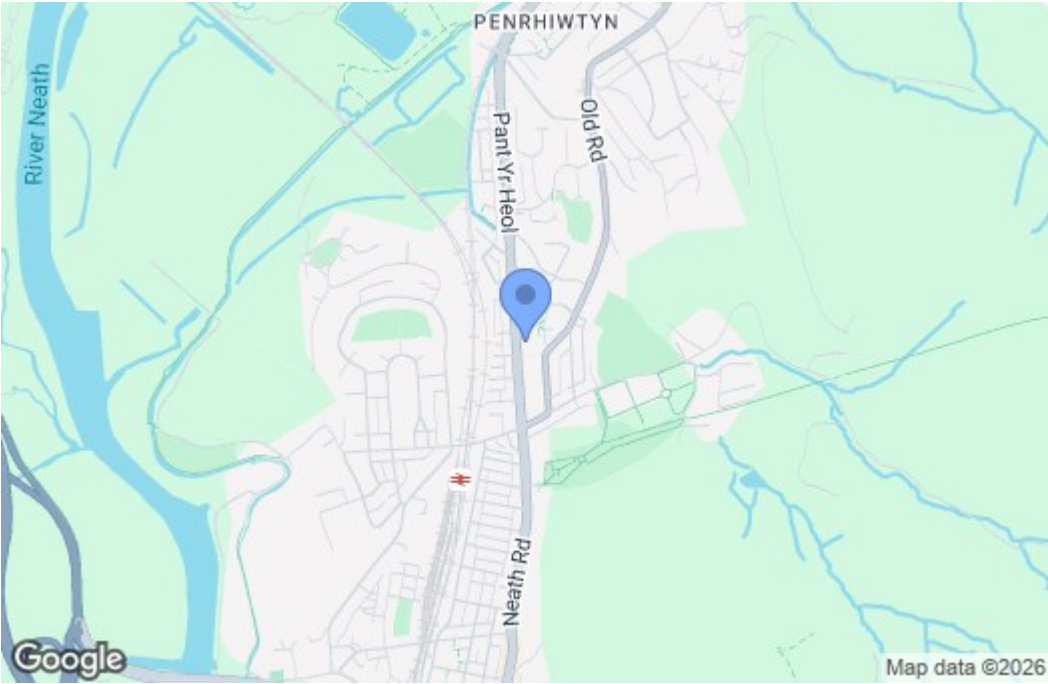
£2,259

Floor Plan

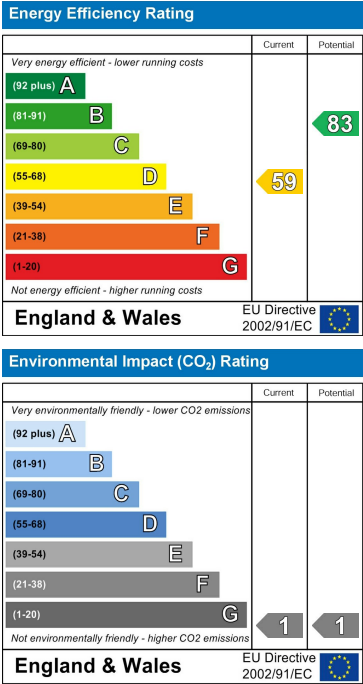


Total area: approx. 101.1 sq. metres (1087.8 sq. feet)

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.