

**Gnoll Park Road  
Neath  
Neath Port Talbot.**

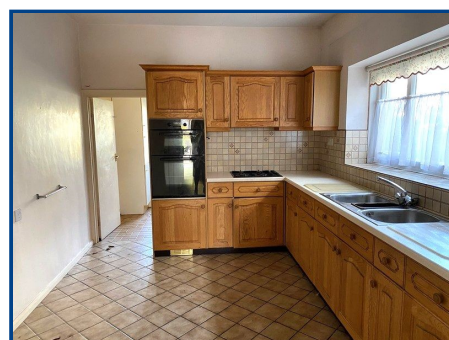
**Guide Price £140,000**



- MID TERRACED VICTORIAN PROPERTY
- 3 DOUBLE BEDROOMS PLUS ATTIC ROOM
- 2 RECEPTION ROOMS
- KITCHEN / DINER
- UTILITY & CLOAKROOM & CELLAR
- GARAGE TO THE REAR
- REQUIRES MODERNISING THROUGHOUT
- CENTRALLY LOCATED
- MANY ORIGINAL FEATURES
- COUNCIL TAX BAND D

**General Description**

Though auction alongside our partners Auction House Wales, bidding will commence at midday on Monday the 11th to midday on Wednesday the 13th of May.



**EPC Rating: E48**

**Gnoll Park Road, Neath, Neath Port Talbot.**

## Property Description

Though auction alongside our partners Auction House Wales, bidding will commence at midday on Monday the 11th to midday on Wednesday the 13th of May. Come and explore this charming Victorian mid-terrace property for sale in the heart of Neath Town Centre. Boasting 3 bedrooms plus attic room and 1 bathroom, this home offers a fantastic opportunity for someone with a creative vision. In need of modernising, the property retains many of its original features, adding character and history to the space.

Situated in Neath Town Centre, residents will enjoy easy access to local amenities, including shops, restaurants, and cafes. The property is also conveniently located near parks and green spaces, perfect for leisurely strolls or picnics on sunny days.

This property features a garage for parking or outdoor storage, providing added convenience for homeowners. Don't miss out on the chance to own a piece of history and transform this property into your dream home. Contact us today to schedule a viewing.

### **Porch (4' 0" x 3' 09") or (1.22m x 1.14m)**

Entrance to Porch, tiled flooring. Door to.

### **Hallway (20' 01" x 5' 08" x 3' 10") or (6.12m x 1.73m x 1.17m)**

Staircase leading to the 1st floor, original coving, radiator. Doors leading to.

### **Cellar Store Room**

Door leading down to cellar store room.

### **Lounge (13' 09" x 11' 07" ) or (4.19m x 3.53m)**

Bay window to the front, with original coving, feature fireplace with gas open fire on tiled hearth, radiator.

### **Sitting Room (12' 02" x 11' 04" ) or (3.71m x 3.45m)**

Window to the rear, original coving, feature fireplace with open gas fire on tiled hearth, radiator.

Window to the side, a range of wall & base fitted units, gas hob with extractor fan above, double oven & sink unit, under stairs storage cupboard with stairs leading to the cellar. Tiled for splash back, tiled flooring, radiator.

### **Utility Room (7' 00" x 6' 08" ) or (2.13m x 2.03m)**

Door & window to the rear, giving access to the rear garden. Free standing gas central heating boiler, storage cupboards's, plumbing fir a washing machine, partially tiled walls, tiled flooring.

### **Cloakroom/W.C. (6' 07" x 2' 09" ) or (2.01m x 0.84m)**

Frosted window to the rear, low-level WC, hand basin, tiled flooring.

### **First Floor Accomodation**

Split landing area, with two storage cupboards, offering a staircase to the 2nd floor. Doors leading to.

### **Bathroom (7' 00" x 6' 05" ) or (2.13m x 1.96m)**

Window to the front, panelled bath, hand basin, low-level WC, partially tiled walls, radiator.

### **Bedroom One (11' 10" x 11' 05" ) or (3.61m x 3.48m)**

Window to the front, radiator.

### **Bedroom Two (11' 11" x 11' 07" ) or (3.63m x 3.53m)**

Window to the rear, airing cupboard, radiator.

### **Bedroom Three (14' 01" x 9' 10" ) or (4.29m x 3.00m)**

Window to the rear, radiator.

### **Attic Room (18' 1" x 11' 2" x 9' 2") or (5.50m x 3.40m x 2.80m)**

Roof window, radiator.

### **External**

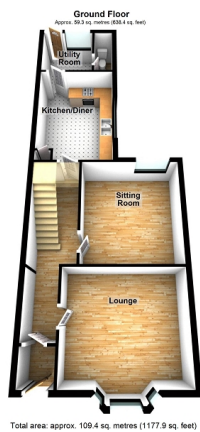
Lawn frontage. Enclosed garden benefiting from lawn & single garage.

### **Services**

Mains gas, mains water, mains electricity, mains drainage

### **Tenure**

Freehold



#### **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 12 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).

#### **Money Laundering Regulations**

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.

