



## Elias Street offers in the region of £110,000

- No On Going Chain
- Ideal First Time Purchase or Investment
- Town Centre Location
- Beautifully Modernised Throughout
- Conveniently Located For Transport & Amenities
- EPC Rating: E



2 1 2



## About the property

The Perfect First Time Purchase Or 'Rent-Ready' Buy To Let Investment, now available for sale with no on going chain within Neath Town Centre. Boasting fantastic, less than half a mile, links to the main line train station, a variety of bus routes, high street stores, bars and restaurants! Great for commuted onto the A465 leading to the A470 to Cardiff and M4 corridor! Internally, the property comprises of an entrance hallway with doors leading through to both sitting rooms, a beautifully modern kitchen, a four piece bathroom suite and an exit to an enclosed, lawned garden with a wooden shed! the first floor houses both double bedrooms and access to the loft space. Internal viewings are highly recommended to truly appreciate this lovely home!

## Accommodation

### Entrance Hallway

### Front Lounge

10' 7" Max x 9' ( 3.23m Max x 2.74m )

### Middle Lounge

13' 9" Max x 12' 1" ( 4.19m Max x 3.68m )

### Kitchen

11' 6" x 9' 3" ( 3.51m x 2.82m )

### Bathroom



## Rear Garden

### Bedroom One

12' 7" x 9' 5" ( 3.84m x 2.87m )

### Bedroom Two

11' 7" x 9' 9" ( 3.53m x 2.97m )

## Floorplan



Total floor area 71.6 m<sup>2</sup> (771 sq.ft.) approx

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## Important Information

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