

1 Taylors Row, Neath, SA11 1SY

Offers In The Region Of £94,950

Offering an exciting opportunity to create a home tailored to individual tastes, this vacant, end terrace property combines character features with excellent potential. Retaining elements of its period charm and benefiting from the practical addition of a ground floor shower room, the property presents an appealing renovation project for those looking to add value and put their own stamp on a home. The accommodation is arranged around a welcoming entrance hallway which leads through to a spacious lounge/dining room, centred around a fireplace that provides a natural focal point. The kitchen sits to the rear alongside a convenient wet room, offering a layout that lends itself well to future enhancement. Upstairs, the bedrooms provide comfortable accommodation, while outside a private courtyard garden offers a manageable outdoor space with scope for further improvement.

The property enjoys a convenient position within easy reach of the amenities of Neath town centre, where a variety of independent shops, cafés, restaurants and everyday services can be found. Nearby green spaces include Gnoll Country Park and Victoria Gardens, both providing attractive settings for walking and recreation. A selection of well regarded schools serves the area, while excellent road connections and nearby rail services make commuting across South Wales straightforward.

Whether seeking a first home to personalise, a manageable project, an investment opportunity or a property suited to downsizers, this is a home with plenty of potential in an established and well connected location.

Main Dwelling



UPVC door into:

Hallway 13'7 x 3' (4.14m x 0.91m)

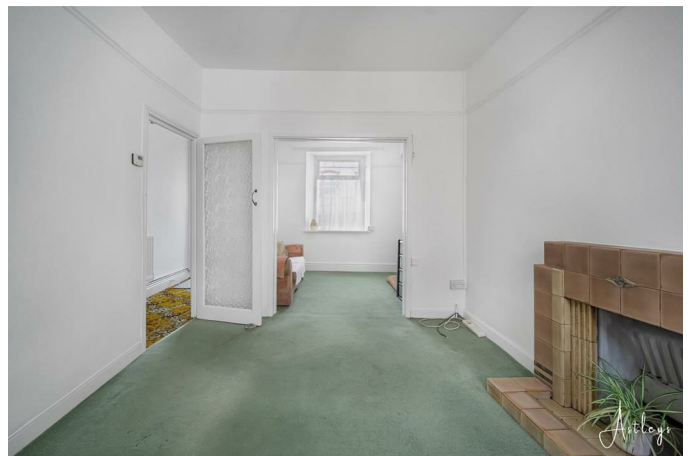


Radiator and stairs to first floor

Lounge/diner 22'6 x 9'6 (6.86m x 2.90m)



Fireplace, understairs storage, storage cupboard housing the boiler, windows to front and back and radiators x 2



Kitchen 7'6 x 7'8 (2.29m x 2.34m)



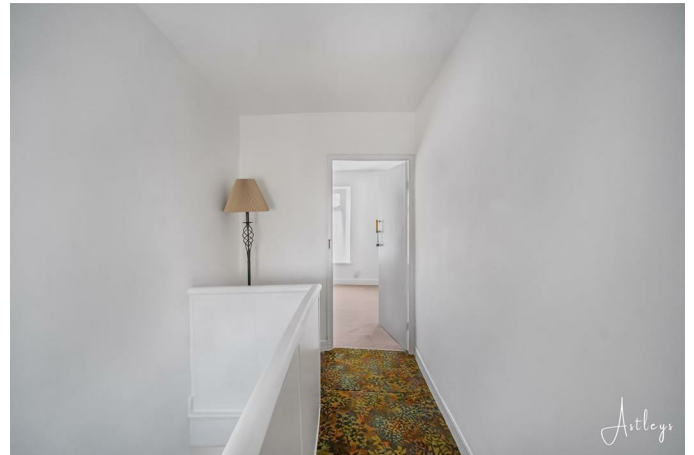
A range of white base and wall units with coordinating counter top, stainless steel sink with drainer, space for fridge, partially tiled and lino flooring,

Wetroom 7' x 6'8 (2.13m x 2.03m)



walk in shower area, white sink and low level w/c, partially tiled walls and radiator

Landing 8'3 x 4 (2.51m x 1.22m)



Window to the back

Bedroom1 13'1 x 9'7 (3.99m x 2.92m)



Windows x 2 to the front and radiator



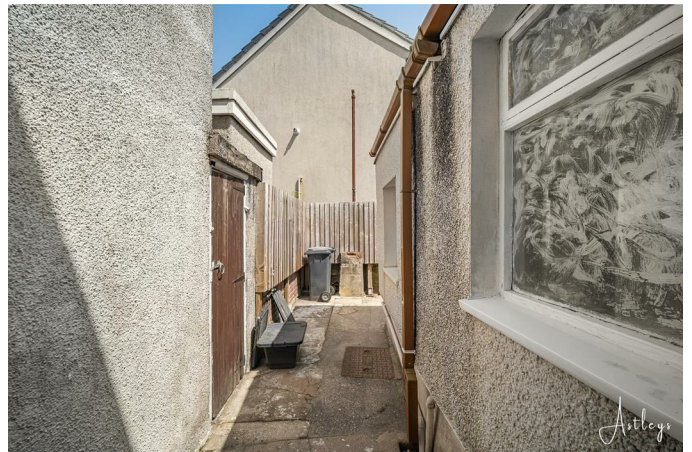
Bedroom 2 16'6 x 6'9 (5.03m x 2.06m)



Window to the back and radiator



Courtyard



Outside w/c, courtyard garden with gate to the side

Courtyard Area



Drone



Sky
Virgin

Agents Notes

Neath Port Talbot Council Tax Band: B

Annual Price:

£1,977

Agents Notes

Conservation Area :

No

Flood Risk:

River : Medium

Seas : Very low

Floor Area:

0 ft 2 / 0 m 2

Plot size:

0.01 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband:

Basic

7 Mbps

Superfast

80 Mbps

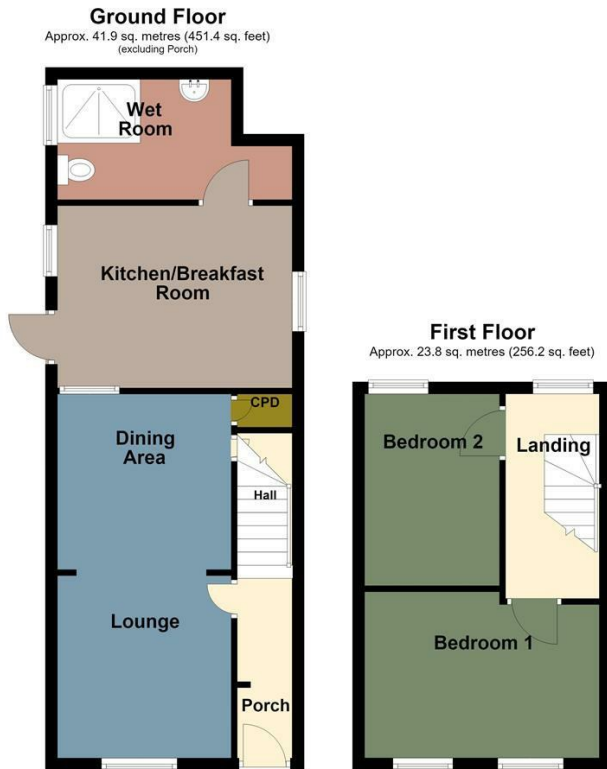
Ultrafast

10000 Mbps

Satellite / Fibre TV Availability:

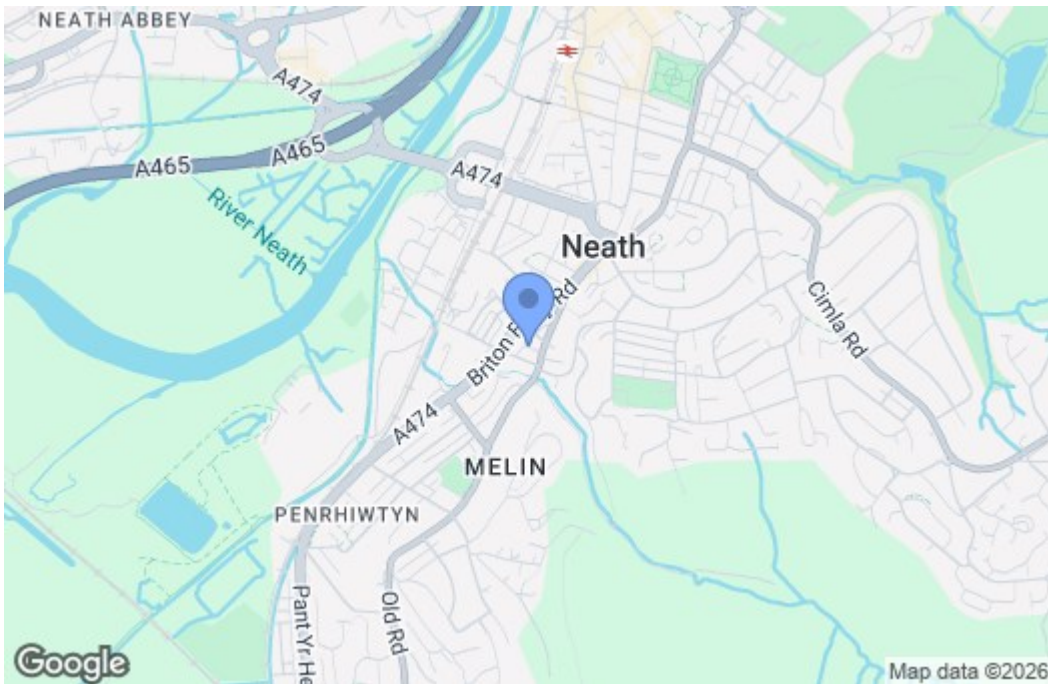
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Floor Plan

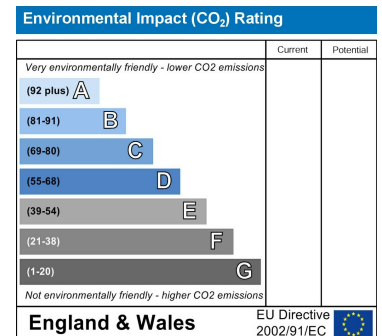
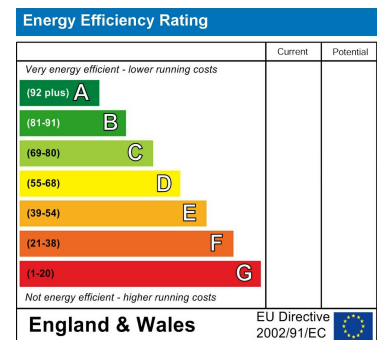


Total area: approx. 65.7 sq. metres (707.6 sq. feet)

Area Map



Energy Efficiency Graph



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