



27 Sycamore Avenue, Neath, SA11 3NT

Offers In The Region Of £250,000

Set on a good sized plot with attractive front gardens, this semi detached home presents an excellent opportunity for buyers looking to create a home tailored to their own style. Offering considerable scope for renovation and improvement, the property already benefits from the practicality of two bath/shower rooms, making it a versatile choice for a wide range of purchasers. The accommodation begins with a welcoming hallway that leads through to a comfortable lounge and on into a separate dining room, creating a natural flow for both everyday living and entertaining. To the rear, the kitchen with dining space includes a useful utility area and is complemented by a ground floor shower room. Upstairs, the landing gives access to the bedrooms and the family bathroom, providing well balanced accommodation with plenty of potential to enhance over time. Outside, the garage adds valuable storage or workshop space, while the gardens offer room to enjoy, landscape or extend, subject to any necessary consents.

The property enjoys a convenient position within easy reach of Neath town centre, where a good selection of independent cafés, shops and everyday services can be found. Nearby green spaces including Gnoll Country

Main dwelling



UPVC front door into:

Hallway 11'5" x 6'9" (3.5 x 2.08)



Features parquet flooring, useful understairs storage, a radiator, and a side-aspect window providing natural light.

Lounge 12'7" x 15'0" (into alcove) (3.86 x 4.58 (into alcove))



Parquet flooring, fireplace (not tested), window to the front elevation, radiator, and double sliding doors leading into:



Dining room 9'3" x 10'11" (2.83 x 3.33)



Laminate flooring, window to the rear elevation, and radiator.

Kitchen/diner 10'2" (narrowing to 5'8") x 16'4" (3.11 (narrowing to 1.75) x 5)



Fitted with a range of white base and wall units with coordinating work surfaces incorporating a sink with drainer and mixer tap. Space for a cooker and fridge. Partially tiled walls, laminate flooring, window to the side elevation, radiator, and door providing access to the patio.



Utility area 5'1" x 2'11" (1.57 x 0.91)

Space for washing machine with fitted shelving

Shower room 4'11" x 6'5" (1.5 x 1.97)



Fitted with a white two-piece suite comprising a wash hand basin and low-level WC, together with a shower enclosure. Laminate flooring and window to the rear elevation.

Landing 9'6" x 2'7" (2.91 x 0.81)



Built-in storage cupboard, window to the side elevation, and radiator.

Bedroom 1 12'8" x 11'9" (3.88 x 3.60)



Window to the rear elevation and radiator.



Bedroom 2 12'11" x 9'3" (3.96 x 2.83)



Window to the front elevation, storage cupboard, and radiator.

Bedroom 3 9'4" x 9'4" (2.85 x 2.86)



Window to the rear elevation and radiator.

Bathroom 3'9" x 5'2" (1.15 x 1.58)



Fitted with a blue suite comprising bath, low-level WC, and wash hand basin. Heated towel rail, tiled flooring, partially tiled walls, and window to the side elevation.

Front garden



Good sized front garden with lawned area and mature shrubs

Garden



Back patio area



Patio area with side access and garage

Drone



Agents notes

Neath Port Talbot Council Tax Band: D

Annual Price: £2,541

Agents notes

Conservation Area :

No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

0 ft 2 / 0 m 2

Plot size:

0.11 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

12 Mbps

Superfast

52 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability:

BT

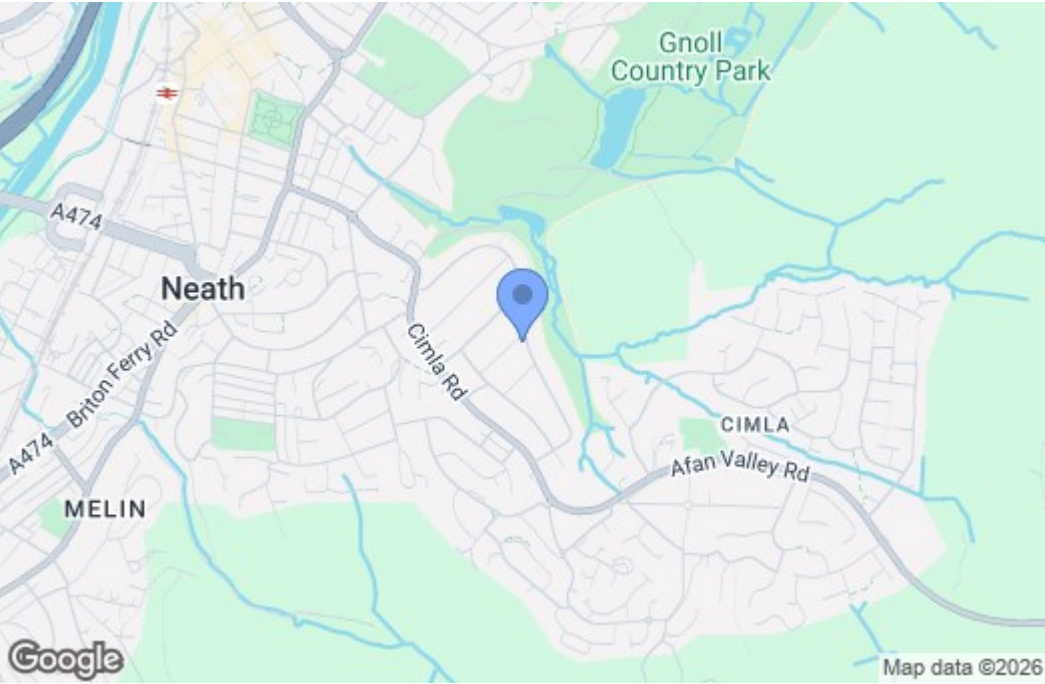
Sky

Virgin

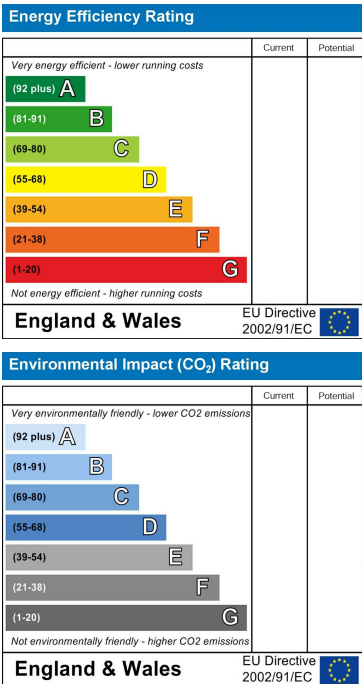
Floor Plan



Area Map



Energy Efficiency Graph



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