



7 Bowden Road, Neath – SA11 1UH
Neath

£139,950

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Welcome to this charming two bedroom terraced house, perfect for first time buyers looking to make a place their own. Step inside and you'll find two spacious reception rooms, ideal for relaxing evenings or entertaining friends. The kitchen is well laid out, making meal prep a breeze. Upstairs, there are two comfortable bedrooms, along with a modern bathroom on the first floor for added convenience. The handy attic room offers plenty of extra storage space or could be used as a hobby room, depending on your needs. The property has a warm and inviting feel throughout, with neutral décor that's ready for you to add your personal touch. Located in a popular area with great local amenities, this home is an excellent opportunity for those wanting to get onto the property ladder. Viewing is highly recommended, so don't miss your chance to see all this lovely house has to offer.

- Two bedroom terraced house
- Ideal first time purchase
- Two reception rooms
- First floor bathroom
- Attic room / storage
- Enclosed rear garden
- Viewing highly recommended





Entrance

Via PVCu composite door into the entrance hall.

Entrance hall

Artexed and coved ceiling, emulsioned walls, tiled flooring, radiator and open staircase leading to the first floor. Storage area and two doors leading off.

Reception 1

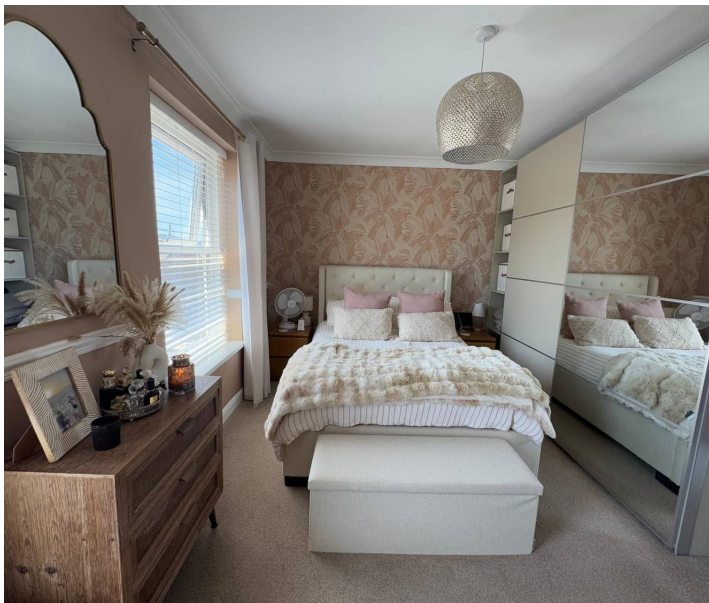
11' 3" x 13' 0" (3.44m x 3.97m)

Emulsioned and coved ceiling, emulsioned walls, parquet flooring, PVCu double glazed bay window to the front of the property and radiator. Feature fire surround with decorative hearth.

Reception 2

17' 5" x 11' 11" (5.32m x 3.64m)

Emulsioned and coved ceiling, emulsioned walls, laminate flooring, radiator, PVCu double glazed French doors leading out to the rear garden and door leading into the kitchen. Feature built in fire with log beam and tiled hearth housing an electric fire.



Kitchen

7' 8" x 16' 5" (2.33m x 5.00m)

Emulsioned and coved ceiling, part emulsioned / part tiled walls and tiled flooring. A range of wall and base units with complementary work surface housing a stainless steel sink drainer with middle bowl, integrated fridge/freezer and oven, gas hob with overhead extractor. Plumbing for automatic washing machine, wall mounted combination gas boiler and breakfast bar. Radiator and PVCu double glazed window and door to the side of the property.

Landing

Artexed and coved ceiling, emulsioned walls, fitted carpet and three doors leading off.

Family bathroom

8' 0" x 9' 7" (2.43m x 2.92m)

Artexed and coved ceiling, part emulsioned / part tiled / part panelled walls, vinyl flooring, PVCu double glazed window with obscured glass to the rear of the property and radiator. Four piece suite comprising low level WC, sink/pedestal, corner bath and shower cubicle.

Bedroom 2

9' 2" x 12' 1" (2.79m x 3.69m)

Papered and coved ceiling, part emulsioned / part papered walls, fitted carpet, PVCu double glazed window to the rear of the property and radiator. Feature decorative fireplace.

Bedroom 1

16' 6" x 10' 10" (5.04m x 3.31m)

Emulsioned and coved ceiling, part emulsioned / part papered walls, fitted carpet, two PVCu double glazed windows to the front of the property and radiator. Stairs leading to the attic.

Attic room / storage area

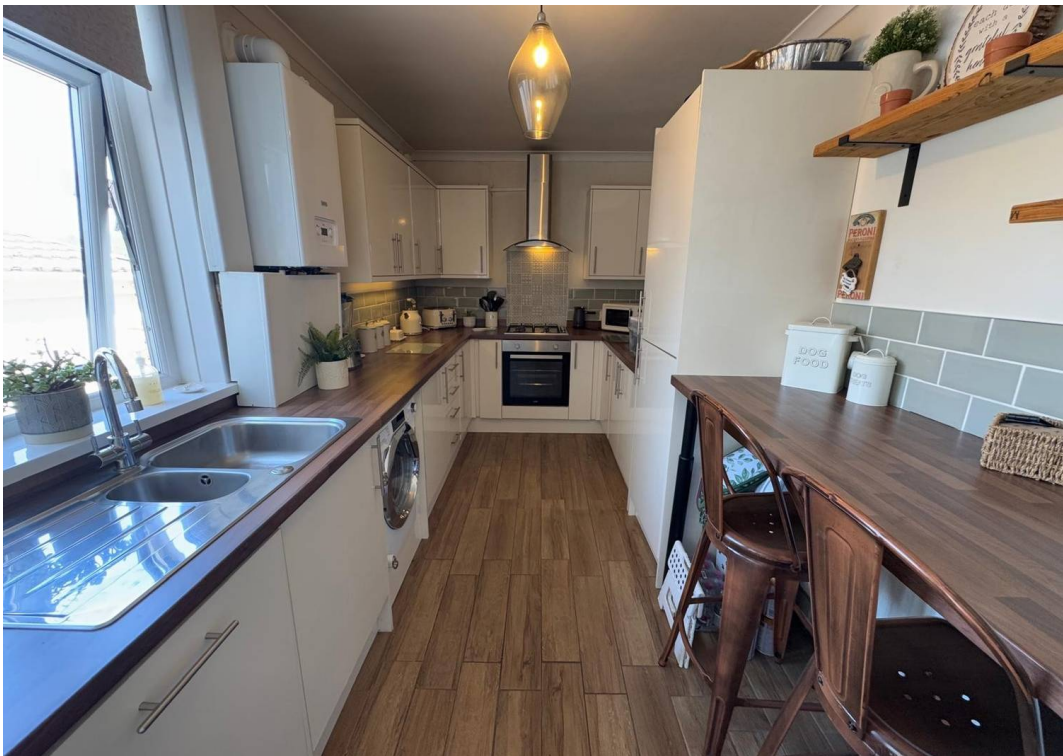
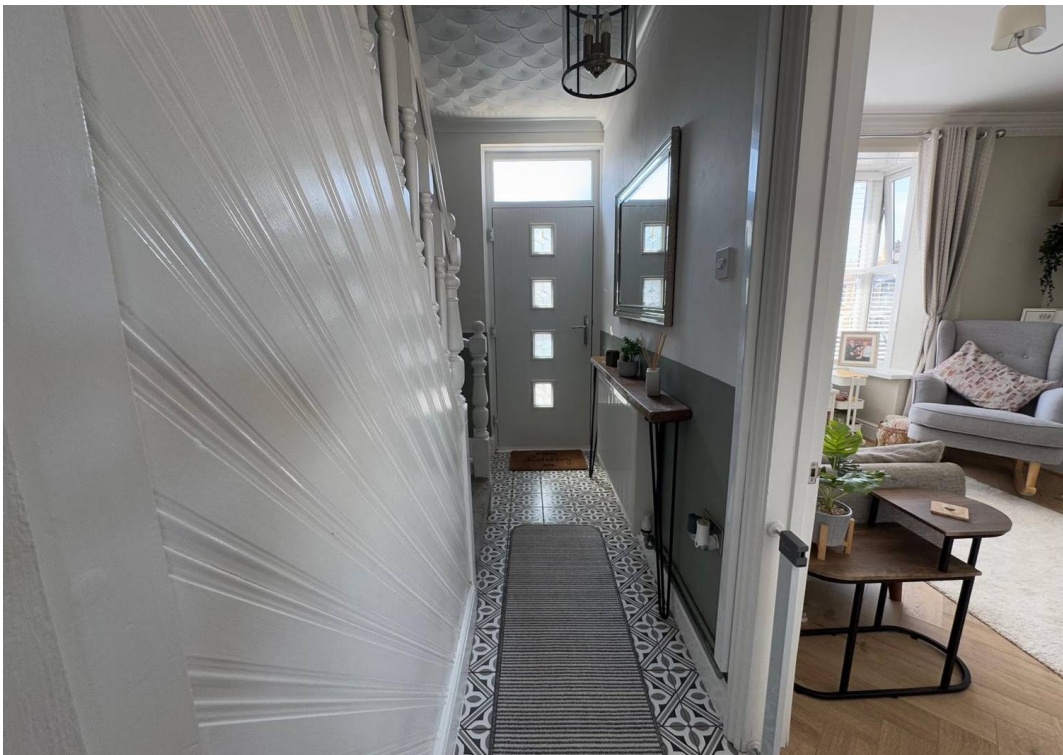
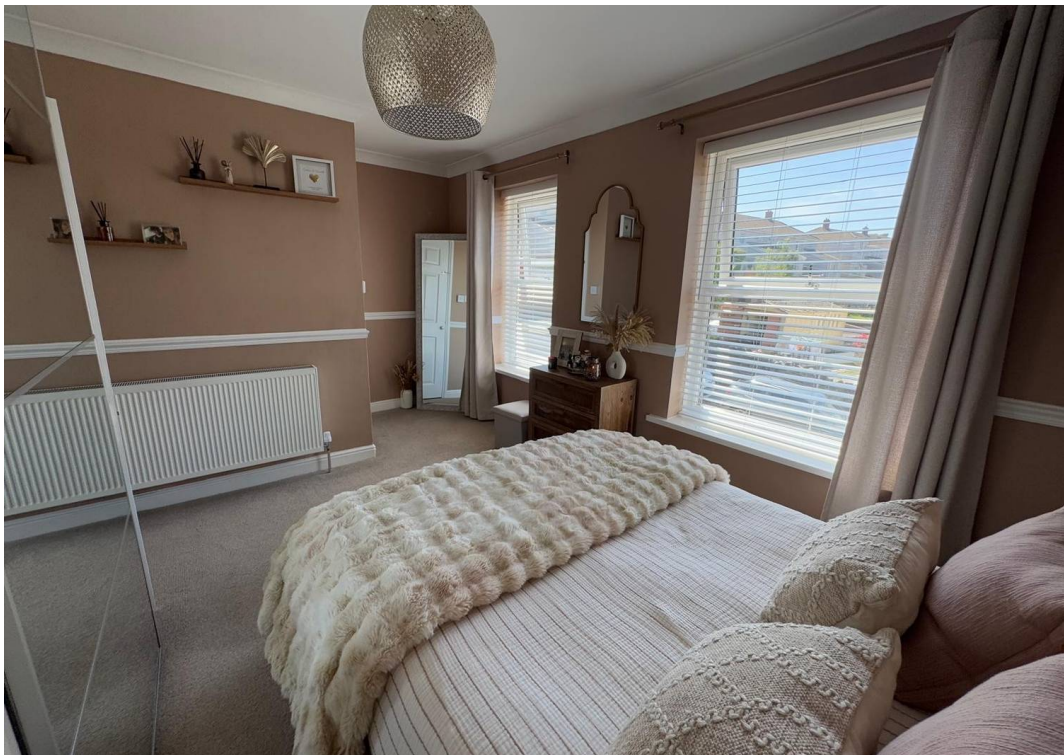
16' 5" x 8' 8" (5.01m x 2.63m)

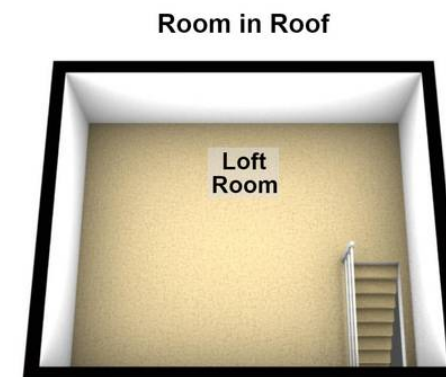
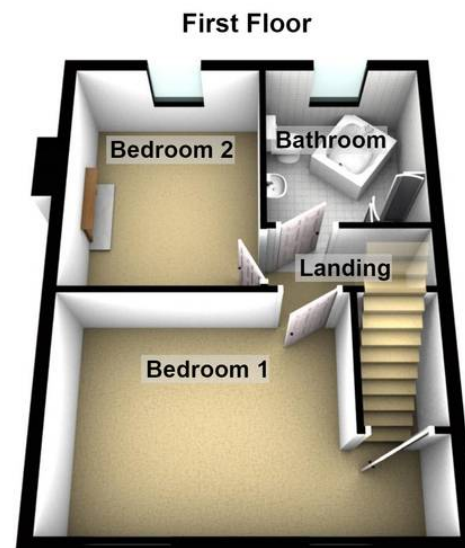
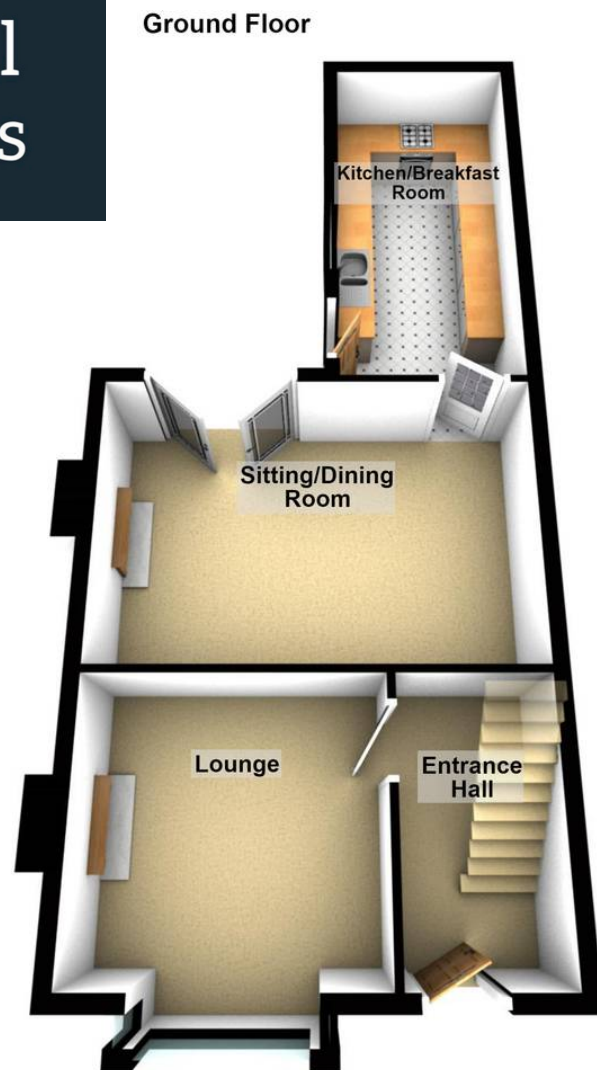
Via stairs from bedroom 1. Emulsioned ceiling and walls, velux window and fitted carpet.

Outside

The front forecourt is laid to patio. Enclosed rear garden laid to patio, elevated area laid to artificial grass, bordered with wooden panelled fencing.







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