



23 Parr Avenue, Neath, SA11 1RJ

Offers In The Region Of £149,000

Offered to the market with no onward chain, this appealing two-bedroom mid-terrace property is an excellent opportunity for first-time buyers, landlords or investors alike. The accommodation is arranged over two floors, with the ground floor comprising a welcoming lounge and separate kitchen. To the first floor are two well-proportioned bedrooms, together with a practical wet room.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space which has been designed with low-maintenance living in mind.

Ideally suited to those looking for a straightforward purchase, this property offers well-planned accommodation and excellent potential, making it an attractive choice for both owner-occupiers and investors.

Main Dwelling



Enter through PVC door into:

Porch 2'9" x 3'0" (0.84 x 0.92)



With storage cupboard and opening into:

Hallway 13'5" x 5'6" (4.11 x 1.70)



With stairs to first floor and radiator.

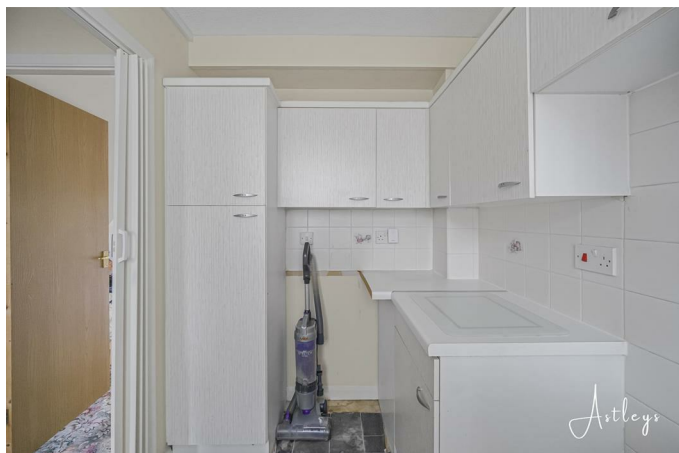
Hallway

Kitchen 5'10" x 9'11" (1.80 x 3.03)



Fitted with base and wall units in white with coordinating work surfaces to include; stainless steel sink and drainer, space for cooker and fridge/freezer, cupboard housing boiler, radiator, cushioned flooring and window to front.

Kitchen



Lounge

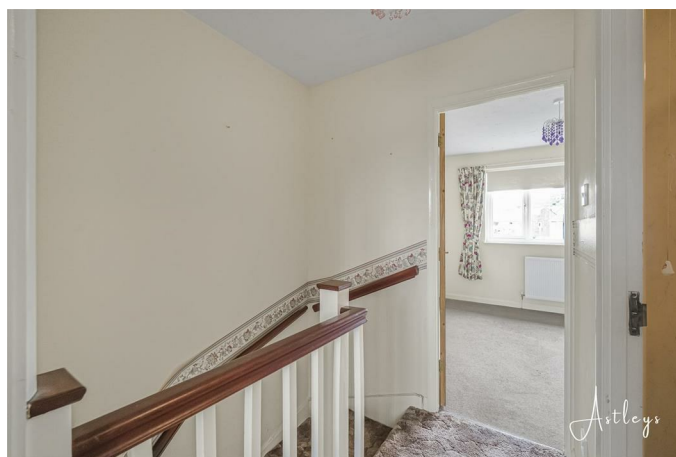


Lounge 11'1" x 13'4" (3.39 x 4.07)



Cosy lounge with electric fire (not tested), two radiators and sliding doors to rear garden.

Landing



Bedroom one 11'10" x 11'3" (3.61 x 3.45)



Double bedroom with window to rear and radiator.

Bedroom one



Bedroom two

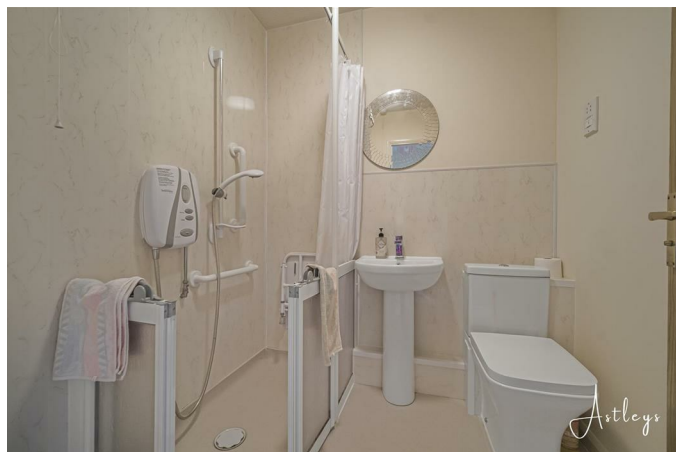


Bedroom two 9'4" x 8'5" widening to 9'10" (2.85 x 2.59 widening to 3.01)



With storage cupboard, attic hatch and window to front.

Wet room 5'8" x 6'0" (1.75 x 1.83)



Fitted with three piece suite to include walk in shower, pedestal wash hand basin, low level wc, part respetex walls and radiator.

Outside



The property benefits from an enclosed rear garden with a patio area and a gate providing direct access to the canal walkway. Also benefits from off road parking for one vehicle to the front of the property.

Outside



Drone Image



Agents Notes

Local Authority
Neath Port Talbot
Council Tax Band: B
Annual Price: £1,977
Conservation Area: No
Flood Risk
River : Very low
Seas : Very low

Agents Notes

Mobile coverage

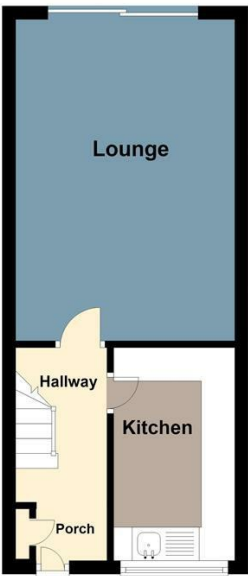
EE
Vodafone
Three
O2
Broadband

Basic
19 Mbps
Superfast
80 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

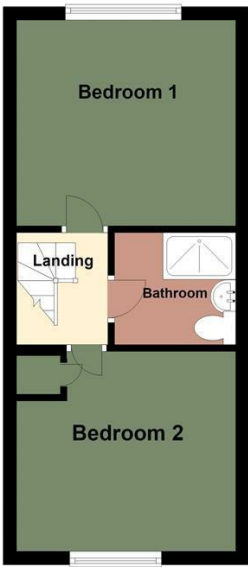
BT
Sky
Virgin

Floor Plan

Ground Floor
Approx. 26.4 sq. metres (284.6 sq. feet)

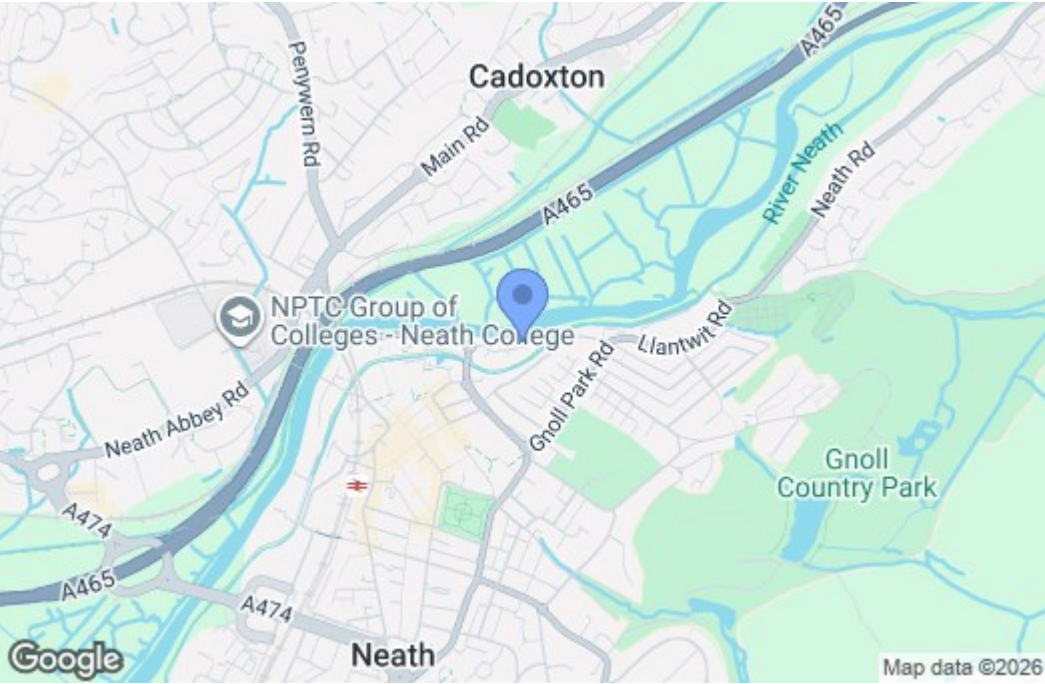


First Floor
Approx. 26.0 sq. metres (279.4 sq. feet)

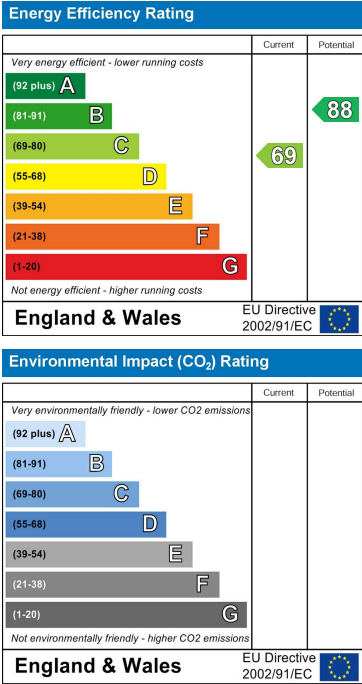


Total area: approx. 52.4 sq. metres (564.0 sq. feet)

Area Map



Energy Efficiency Graph



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