



Furnace Terrace,  
Neath, Neath Port Talbot, SA11 2EE.

Offers Over £35,000

\*\*\*\*Exclusive with Abbey Residential Agents\*\*\*\*

If you are interested in this home, please contact us verbally.

Please note this home requires a cash purchase and that we will require proof of funds before an appointment. Fees are applicable on acceptable offer received and time frame of completion within 28 days of the acceptance of an offer. Click the link for the virtual tour to view the home in the comfort of your own home.

Abbey Residential Agents are proud to offer this two-bedroom middle terraced family home which needs complete refurbishment throughout on a level location and a short distance into Neath.

The accommodation consists to the ground floor of an entrance vestibule, hall, lounge, dining room, kitchen and a lean to room. To the first floor there are two bedrooms and a family bathroom. Externally there are front and rear gardens.

### Entrance

via pvc door into the vestibule.

### Vestibule

Open access into the hall.

### Hall

Door into the lounge. Door into the dining room. Under stairs cupboard. Staircase to the first floor.

### Lounge

11' 0" x 11' 8" (3.35m x 3.55m)  
Window to the front aspect.

### Dining Room

13' 0" x 10' 0" (3.96m x 3.05m)  
Window to the lean to room.

### Kitchen

11' 2" x 9' 0" (3.40m x 2.74m)  
Window to the side aspect. Door to the side aspect into the lean to room.

### Lean to room

9' 3" x 5' 6" (2.82m x 1.68m)  
Door into the rear aspect.

### First Floor Landing

Doors off to the bedrooms and the family bathroom.

### Bedroom One

11' 0" x 15' 0" (3.35m x 4.57m)  
Two windows to the front aspect, alcove cupboard.

### Bedroom Two

12' 8" x 10' 0" (3.86m x 3.05m)  
Window to the rear aspect.

### Family Bathroom

10' 6" x 8' 8" (3.20m x 2.64m)  
Window to the side aspect. A three piece suite consists of pedestal wash hand basin, toilet, panelled bath.

### Garden

To the front there is a walled frontage, gate leading to the pathway to the front door. Forecourt. To the rear there is enclosed rear garden with rear access.



### **Tenure - Freehold**

Please ask your solicitor to check the tenure of the home.

### **Council Tax - B**

### **Energy Performance Certificate**

Our assessor is undertaking the report on the home.

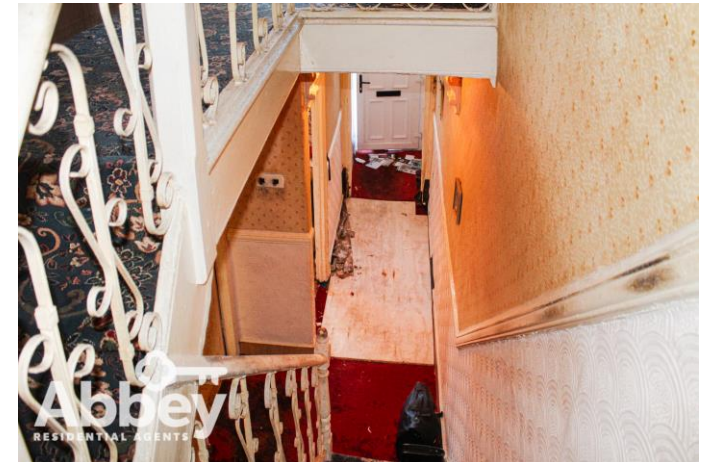
### **Important Notice**

We will require proof of funds before viewings will go ahead on the home. Upon acceptance of an offer, we will require a deposit to ourselves of £3,500 (non-refundable) which will not be included in the purchase price, as a finder's fee to Abbey Residential Agents Limited and completion of the purchase will have to be completed within 28 days of the acceptance of the offer.

### **Disclaimer**

These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and

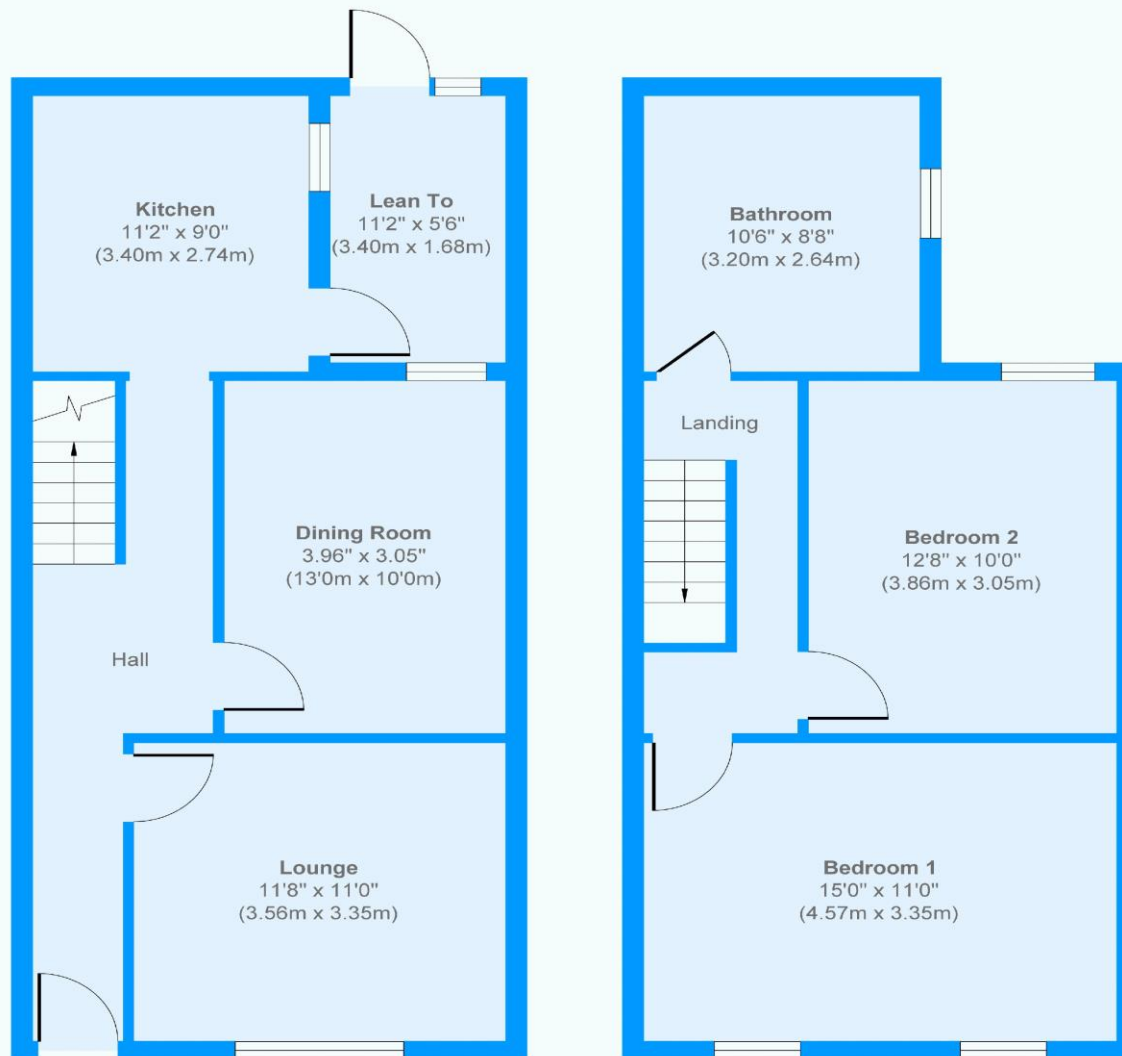
persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.







# Furnace Terrace, Neath, SA11 2EE



**Ground Floor**  
Approximate Floor Area  
451 sq. ft  
(41.89 sq. m)

**First Floor**  
Approximate Floor Area  
451 sq. ft  
(41.89 sq. m)

**Approx. Gross Internal Floor Area 902 sq. ft / 83.78 sq. m (Excluding Lean To)**

Produced by Elements Property



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