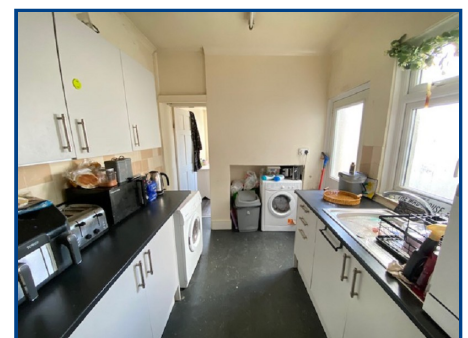
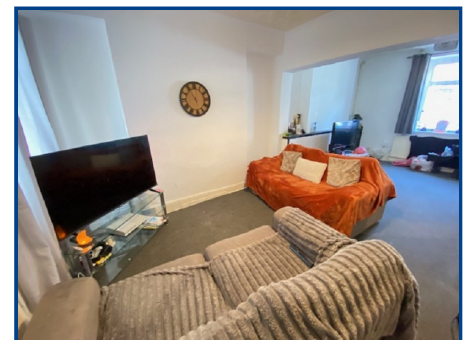


**Whittington Street
Neath
Neath Port Talbot.**

Price **£99,000**



- MID TERRACE PROPERTY
- 3 BEDROOMS
- LOUNGE OPENING TO SITTING ROOM
- IDEAL INVESTMENT OPPORTUNITY
- SOLD WITH NO CHAIN
- ENCLOSED REAR GARDEN



General Description

EPC Rating: D68

Situated in the heart of Neath, this spacious three-bedroom terraced property offers an excellent opportunity for those seeking a project brimming with potential. In need of modernisation & some renovation throughout, this home is an ideal prospect for buyers looking to add personal touches and create a bespoke living space tailored to their tastes.

Whittington Street, Neath, Neath Port Talbot.

Property Description

Introducing this three-bedroom terraced property, located in the vibrant heart of Neath. Perfectly positioned for families and those looking to benefit from convenient town living, this home offers an exciting opportunity for modernisation throughout—ideal for adding your own personal touch and transforming it into your dream home.

Step inside and you'll find a spacious layout that includes three well-proportioned bedrooms, providing ample space for both relaxation and storage. The ground floor bathroom adds a practical touch for busy households. To the rear, you'll discover an enclosed garden—perfect for safe play, entertaining friends or simply unwinding in your own private outdoor space.

Neath is a well-connected and historic market town, seamlessly blending traditional charm with a range of modern amenities. Residents can enjoy easy access to local shops, cafes, and supermarkets, while the popular Victoria Gardens and Gnoll Country Park are just a short stroll away, offering tranquil spaces for walking and leisure.

Families will appreciate the proximity to highly regarded local schools, and transport links are superb, with Neath train station providing direct routes to Swansea and Cardiff, making commuting a breeze. The M4 motorway is also within easy reach for journeys further afield.

Whether you are seeking your first home, a renovation project, or a smart investment opportunity, this property is brimming with potential in a fantastic Neath location. Arrange a viewing today to appreciate all that this charming home and its surroundings have to offer.

Hallway (15' 08" x 3' 01") or (4.78m x 0.94m)

Entrance hallway, staircase to the 1st floor, radiator. Wall mounted electric consumer unit.

Lounge (10' 10" x 10' 08") or (3.30m x 3.25m)

Window to the front, storage cupboard housing gas & electric meter, radiator. Opening to.

Sitting Room (12' 02" x 11' 06") or (3.71m x 3.51m)

Window to the rear, radiator.

Kitchen. (10' 0" x 7' 10") or (3.05m x 2.39m)

Window to the side, wall & base fitted units with work top over, sink unit. Gas cooker point, plumbing for a washing machine, partially tiled walls. Wall mounted gas central heating boiler.

Bathroom (8' 09" x 8' 05") or (2.67m x 2.57m)

Frosted window to the side & rear, panelled bath with shower over, hand basin, low-level WC, panelled walls, radiator.

First Floor Accommodation (13' 02" x 5' 03") or (4.01m x 1.60m)

Landing area, laminated flooring, attic entrance. Doors leading to.

Bedroom 1 (15' 02" x 10' 09") or (4.62m x 3.28m)

Windows to the front, radiator.

Bedroom 2 (11' 11" x 9' 02") or (3.63m x 2.79m)

Window to the rear, laminated flooring, radiator.

Bedroom 3 (10' 02" x 7' 10") or (3.10m x 2.39m)

Window to the side, laminated flooring, radiator.

External

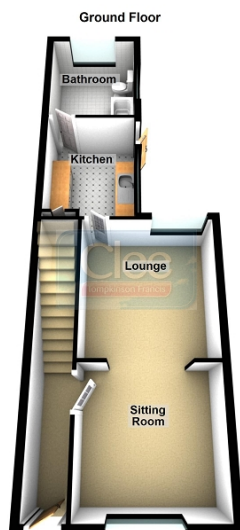
Enclosed low maintenance paved rear garden, with loose stone.

Tenure

Freehold

Council Tax

B



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.