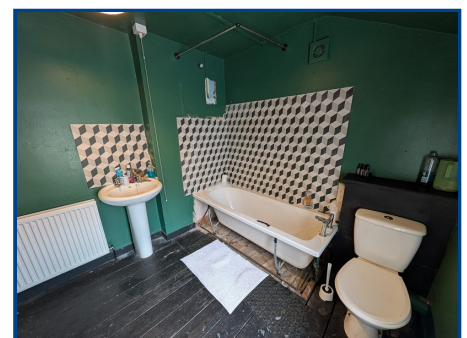
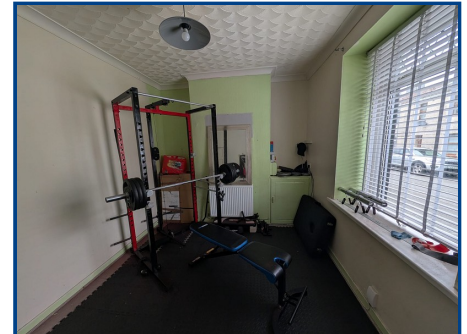
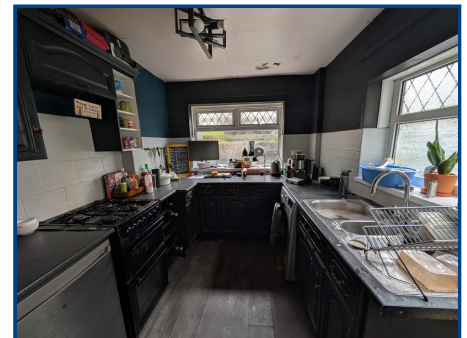


**Llewellyn Street
Neath
Neath Port Talbot.**

Price **£87,000**



- Mid-terrace property
- Two reception rooms
- 3 bedrooms
- Ideal first-time purchase or investment opportunity
- Rear access
- No chain
- Convenient location close to Neath town centre



General Description

Situated in a convenient location close to Neath town centre, this well-presented three-bedroom mid-terrace property offers spacious accommodation ideal for first-time buyers, families, or investors.

EPC Rating: C76

Llewellyn Street, Neath, Neath Port Talbot.

Property Description

Situated within easy reach of Neath town centre and its wide range of amenities, this spacious three-bedroom mid-terrace property offers well-proportioned accommodation arranged over two floors, making it an excellent opportunity for first-time buyers, growing families, or investors alike.

The property opens into a welcoming entrance hall, providing access to the principal ground-floor accommodation. To the front of the property is a reception room, filled with natural light and offering an ideal space for relaxing and entertaining. A second reception room provides additional versatile living space and could be utilised as a formal dining room, family room, playroom, or home office to suit individual requirements.

To the rear of the property is the kitchen, which offers a practical layout with ample space for food preparation and storage. The ground floor provides a comfortable flow throughout, making it well suited to modern family living.

The first floor comprises three well-sized bedrooms, each offering flexible accommodation for families or those requiring additional space for guests or home working. Completing the first-floor accommodation is the family bathroom, fitted to serve the needs of a busy household. The property enjoys a highly convenient location within close proximity to Neath town centre, where a variety of shops, supermarkets, cafés, restaurants, and leisure facilities can be found. Excellent transport links are also nearby, including Neath railway station and easy access to the A465 and M4 corridor, providing convenient commuting options to Swansea, Cardiff, and beyond.

Combining generous living accommodation with a sought-after and accessible location, this attractive mid-terrace home presents an excellent opportunity for

purchasers seeking a property with both practicality and potential.

Dining Room (9' 7" x 11' 1") or (2.91m x 3.39m)

Window to front, radiator, laminate flooring, consumer unit boxed in cupboard.

Living Room (11' 10" x 12' 9") or (3.60m x 3.88m)

Window to rear, radiator, laminate flooring, decorative electric fireplace.

Kitchen (10' 3" x 7' 7") or (3.12m x 2.32m)

wall and base units with worktop over, stainless steel sink unit, gas hob with electric oven, plumbing for washing machine, Window to rear and window to side, access to back garden, radiator, laminate flooring.

Bathroom (10' 2" x 8' 1") or (3.09m x 2.46m)

Part tiled, bath, W.C, hand basin, combi boiler in cupboard, frosted window to side, extractor fan, radiator.

Bedroom 1 (12' 4" x 9' 4") or (3.76m x 2.84m)

Window to front, radiator.

Bedroom 2 (10' 4" x 10' 1") or (3.14m x 3.08m)

Window to rear, radiator.

Bedroom 3 (9' 2" x 6' 0") or (2.80m x 1.84m)

External

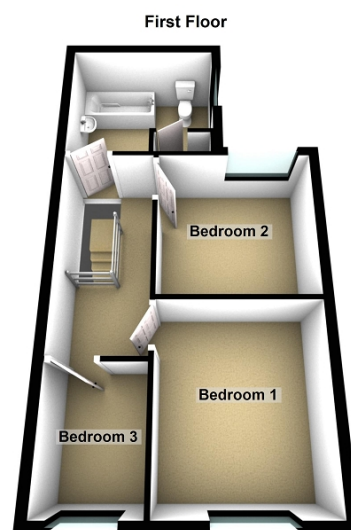
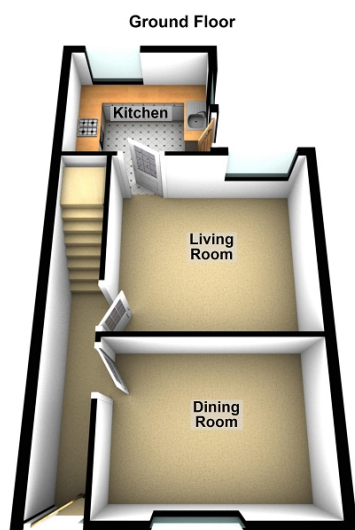
concrete area out garden with steps leading to lawn area with wooden decking. rear access to lane.

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.