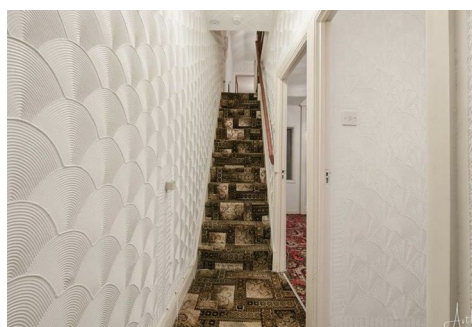




7 Rockfield Terrace, Neath, SA11 2DS

Offers In The Region Of £75,000

This two-bedroom terraced property offers an excellent opportunity for renovation and personalisation. The accommodation includes two spacious reception rooms, a separate dining room, and a kitchen to the rear. Upstairs, there are two well-proportioned bedrooms, plus a dressing area and a family bathroom. Outside, the property benefits from tiered garden area.

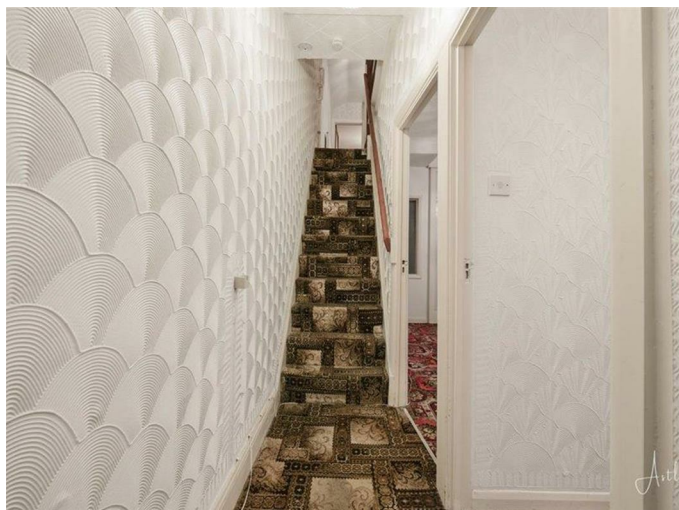
Ideal for investors, first-time buyers, or anyone looking for a project, this home has fantastic potential once modernised.

Main Dwelling



Enter via PVC door into:

Hallway 19'5 x 3'02 (5.92m x 0.97m)



With stairs to first floor.

Lounge 11'8 x 10'8 (3.56m x 3.25m)



With gas fire (not tested), window to front and radiator.



Sitting room 11'3 x 11'5 (3.43m x 3.48m)



With radiator and sliding door into:



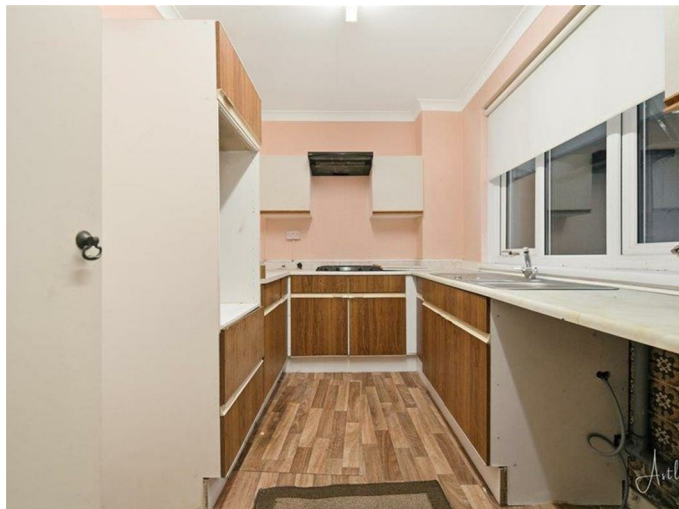
Dining Room 14'3 x 9'7 (4.34m x 2.92m)



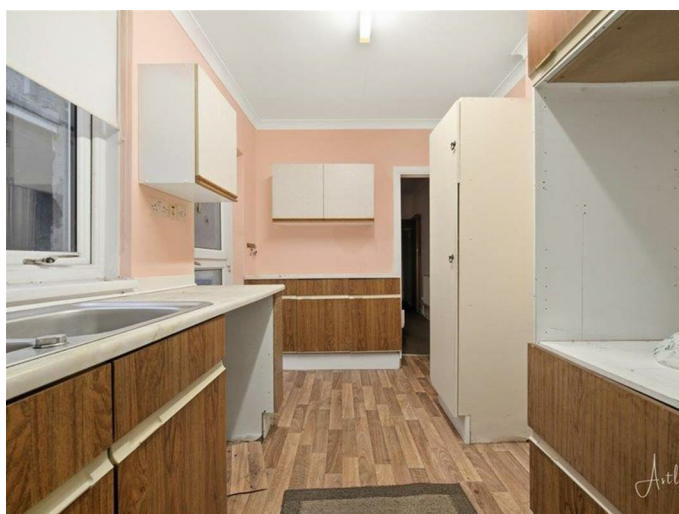
With radiator, and window to rear.



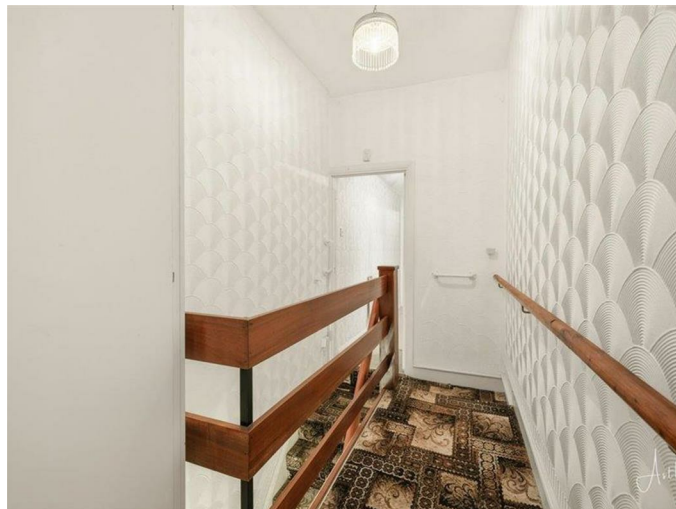
Kitchen 14'0 x 8'2 (4.27m x 2.49m)



Fitted with base and wall units in brown with stainless steel sink and drainer, cushioned flooring, window to side and door to rear.



Landing 11'6 x 5'9 (3.51m x 1.75m)



Bedroom one 10'5 x 14'2 (3.18m x 4.32m)



Double bedroom with two windows to front and radiator.



Bedroom two 11'8 x 8'4 (3.56m x 2.54m)



Dressing room



With window to rear and radiator.

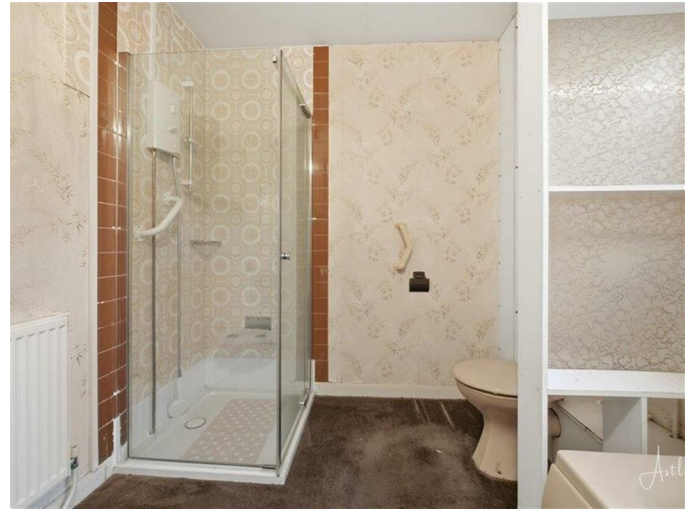




Bathroom 11'5 x 7'7 (3.48m x 2.31m)



Fitted with three piece suite to include; shower cubicle, low level wc, pedestral wash hand basin, cupboard housing combination boiler and window to side.



Outside

Enclosed tiered rear garden.

Agents Notes

Mobile coverage:

EE
Vodafone
Three
O2
Broadband

Satellite / Fibre TV Availability:

BT
Sky
Virgin

Agents Notes

Local Authority: Neath Port Talbot
Council Tax Band: B
Annual Price: £1,898

Conservation Area: No

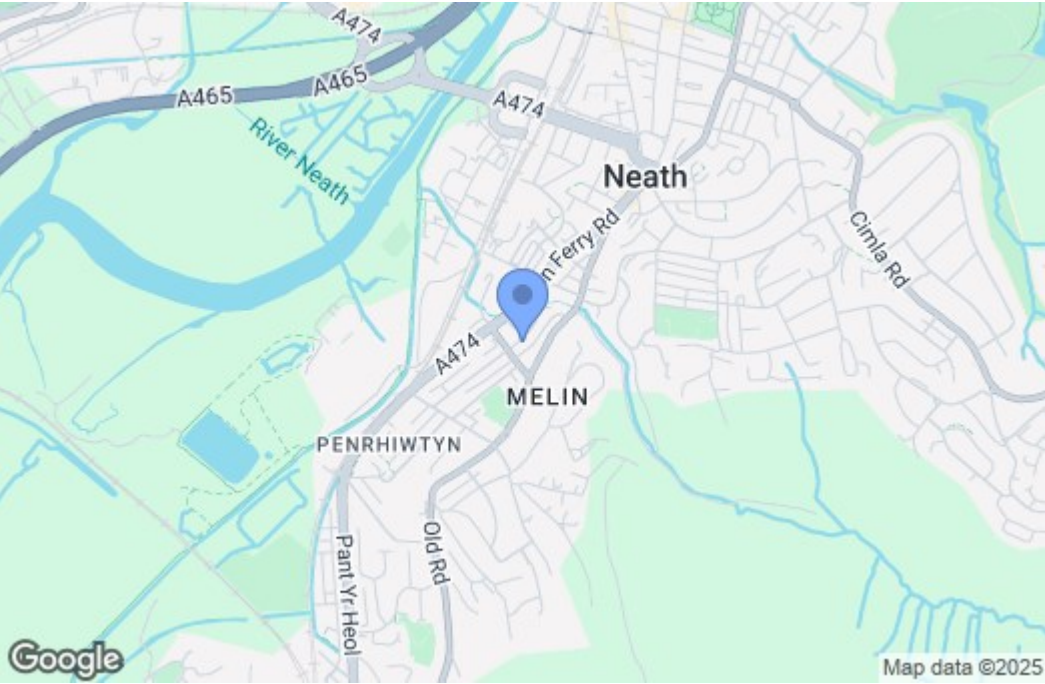
Flood Risk
River : Very low
Seas : Very low

Floor Plan

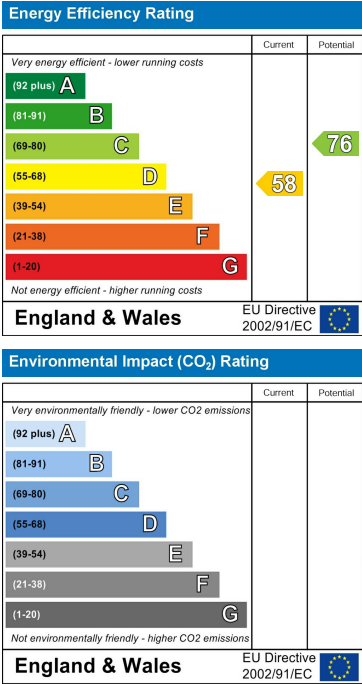


Total area: approx. 105.7 sq. metres (1137.6 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.