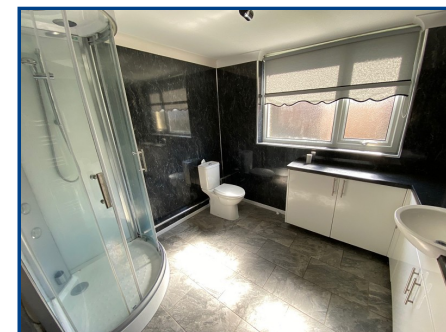


**Wilmot Street
Neath
Neath Port Talbot.**

Price **£130,000**



- MID TERRACE PROPERTY
- 3 BEDROOMS
- KITCHEN & UTILITY ROOM
- GROUND FLOOR SHOWER ROOM
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- IDEAL FIRST PURCHASE / DOWNSIZE TO
- CLOSE TO TOWN CENTRE
- NO CHAIN

General Description

Mid Terrace Property situated in Wilmot Street Neath. Call us today to schedule your viewing appointment.....

EPC Rating: D66

Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

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.

Wilmot Street, Neath, Neath Port Talbot.

Property Description

Introducing this well presented mid terrace property, perfectly situated in the vibrant heart of Neath. Featuring three generously sized bedrooms and a modern ground floor shower room, this inviting home has been thoughtfully maintained throughout, offering comfortable and stylish accommodation ideal for families, couples, or professionals alike.

Step inside to inviting living areas, decorated in a contemporary style that immediately creates a sense of warmth and welcome. The enclosed, low maintenance rear garden is the perfect spot to relax, unwind, or entertain guests—all with the added benefit of complete privacy and minimal upkeep.

Occupying a prime position, this property provides easy access to an excellent range of local amenities, including well-regarded schools, independent shops, and bustling cafes. Neath railway station is just a short stroll away, making commuting to Swansea, Cardiff, and beyond effortless. For those who love the outdoors, the nearby Gnoll Country

Park offers scenic walks, picnic areas, and play spaces for the whole family to enjoy, while the Brecon Beacons National Park is easily accessible for more adventurous outings.

This delightful home combines quality living with convenience, making it a superb opportunity in a sought-after location. Arrange your viewing today to experience all that this charming property has to offer.

Entrance Porch (3' 07" x 2' 10") or (1.09m x 0.86m)

Enter via half glazed PVC door to front, laminated flooring, wall mounted electric meter.

Hallway (9' 10" x 2' 10") or (3.00m x 0.86m)

Staircase to the 1st floor, radiator. Laminated flooring.

Lounge (22' 01" x 11' 01") or (6.73m x 3.38m)

Window to front and rear, feature fire place, radiator, enclosed gas meter.

Kitchen (11' 0" x 8' 05") or (3.35m x 2.57m)

Window to side, a range of wall and base units with work tops over, sink unit, gas hob, electric oven, extractor fan above. Fully panelled walls, tiled flooring, storage cupboard, heated towel rail, tiled flooring, fully panelled walls.

Shower Room & WC (8' 08" x 7' 11") or (2.64m x 2.41m)

Frosted window to rear, corner shower cubicle, WC, vanity wash hand basin with additional side cupboards, panelled walls, tiled flooring, heated towel rail.

Utility Room (9' 07" x 5' 07") or (2.92m x 1.70m)

Door to access rear garden, plumbing for washing machine, space for fridge freezer and tumble drier, tiled flooring.

First Floor Accomodation

Landing area, attic entrance. Doors leading to.

Bedroom 1 (12' 06" x 10' 03") or (3.81m x 3.12m)

Window to front, built in wardrobe, radiator.

Bedroom 2 (11' 11" x 8' 04") or (3.63m x 2.54m)

Window to rear, storage cupboard housing gas central heating boiler.

Bedroom 3 (12' 05" x 8' 03") or (3.78m x 2.51m)

Window to rear, radiator.

External

Enclosed low maintenance rear garden with paved pathway & artificial grass.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

B

