



6 Rosser Terrace,, Neath, SA10 8LH

Offers In Excess Of £145,000

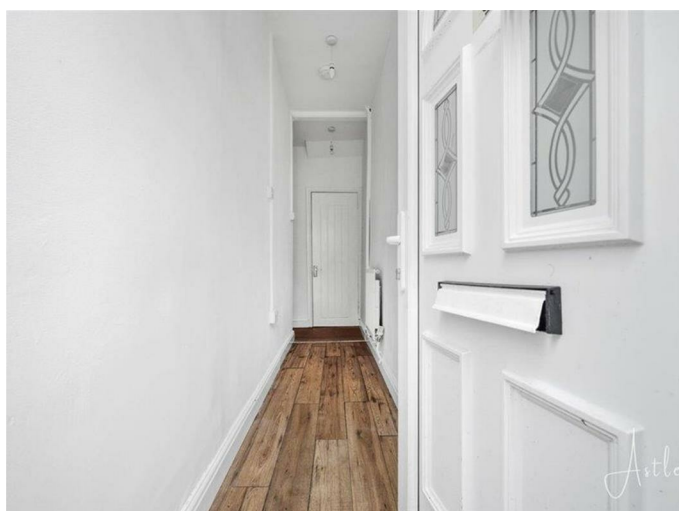
An excellent opportunity to acquire this three-bedroom terraced property, offering fantastic investment potential and ideal for buy-to-let landlords, property investors, or first-time buyers looking to step onto the property ladder. The property provides spacious accommodation and presents an opportunity to add value with further improvement if desired. The ground floor accommodation briefly comprises a welcoming entrance hallway, leading through to a spacious lounge/diner which provides a comfortable living and dining space, ideal for family living or tenants. There is also useful understairs storage, offering practical additional storage space. To the rear of the property is a fitted kitchen with a range of units and workspace, along with access to the downstairs family bathroom, which is conveniently located on the ground floor. To the first floor, the property offers three well-proportioned bedrooms, providing flexible accommodation suitable for families, sharers, or tenants. Each room offers good natural light and practical living space. Externally, the property benefits from a low-maintenance outdoor area, providing additional space which could be utilised as a small yard or seating area. The property is situated in a popular residential location and is conveniently positioned close to local schools and shops. There are also good transport links nearby, providing easy access to surrounding areas, town centres, and commuter routes. This location makes the property particularly appealing to tenants and families, ensuring consistent rental demand. This property represents an excellent opportunity for investors seeking a buy-to-let property with strong rental potential, as well as first-time buyers looking for an affordable home with future growth potential.

Main Dwelling



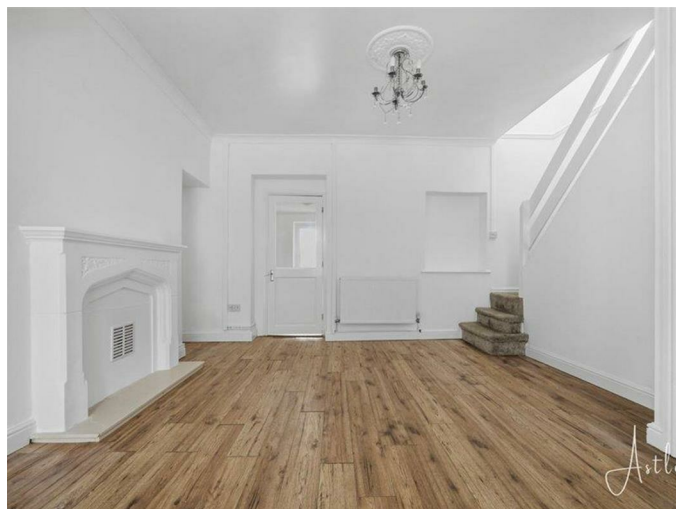
Enter through PVC door into:

Hallway 14'2" x 2'11" (4.325 x 0.911)



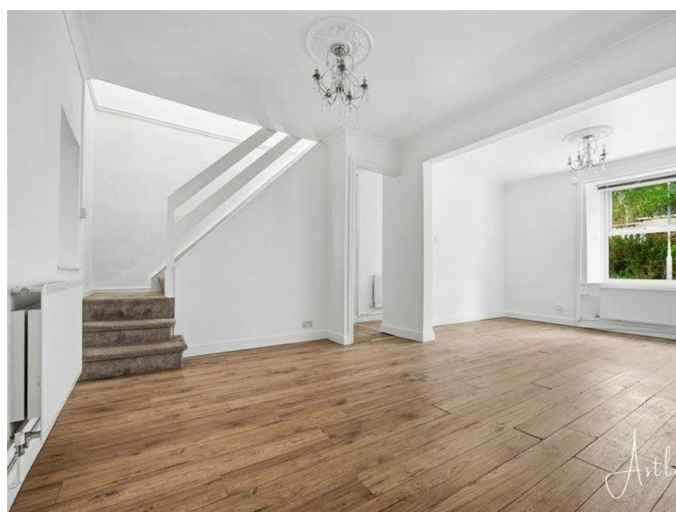
With laminate flooring, understairs storage and radiator.

Lounge/Diner 22'0" x 13'3" (6.717 x 4.058)

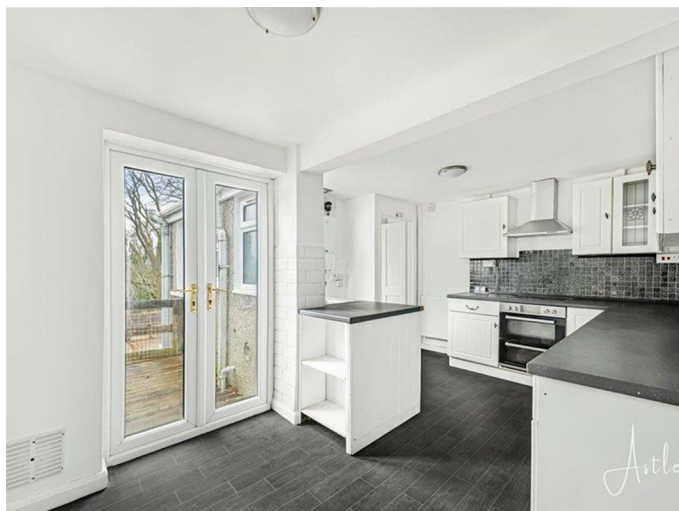


With laminate flooring, two radiators, coved ceiling, window to front and stairs to first floor.

Lounge/Diner

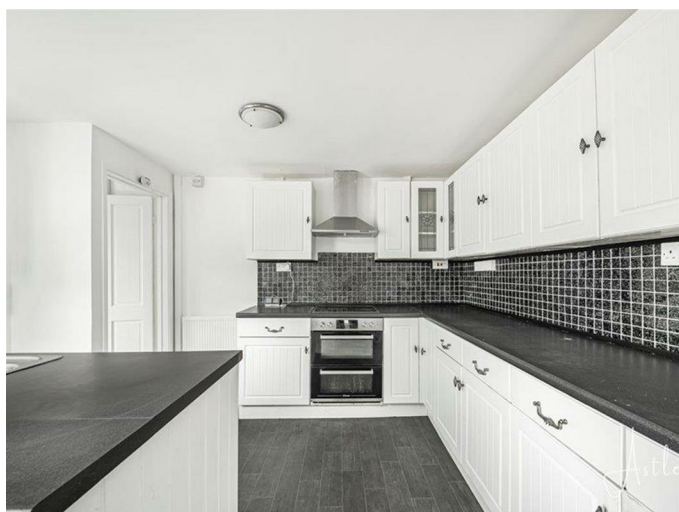


Kitchen 14'8" x 7'10" widening to 11'5" (4.489 x 2.407 widening to 3.481)



Fitted with base and wall units in white with coordinating work surfaces to include electric hob and oven with extractor over, stainless steel sink and drainer with mixer taps, cushioned flooring, wall mounted combination boiler, two radiators, patio doors to rear garden and door into:

Kitchen



Bathroom 7'6" x 7'6" (2.289 x 2.300)



Fitted with three piece suite in white include, sink on vanity unit, panelled bath with shower over, respetex, low level wc, cushioned flooring, radiator and two windows to side.

Landing

Bedroom one 12'2" x 9'3" (3.709 x 2.844)

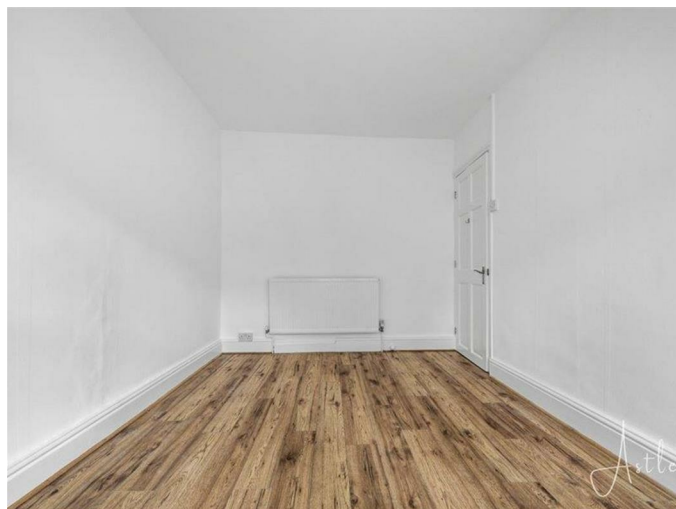


Double bedroom with window to rear and radiator.

Bedroom one



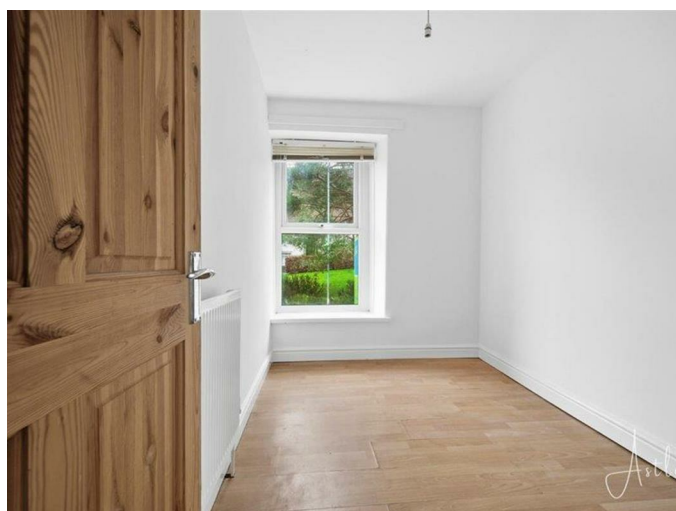
Bedroom two



Bedroom two 8'6" x 12'3" (2.613 x 3.734)



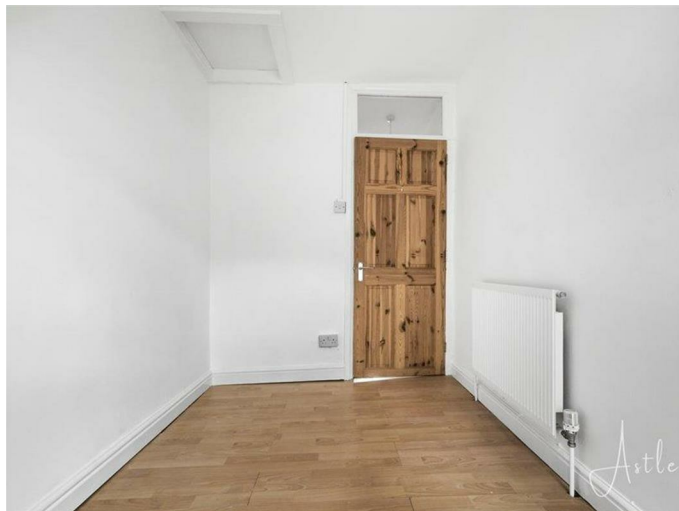
Bedroom three 8'10" x 6'6" (2.700 x 1.983)



Double bedroom with laminate flooring, window to front and radiator.

With window to front and radiator.

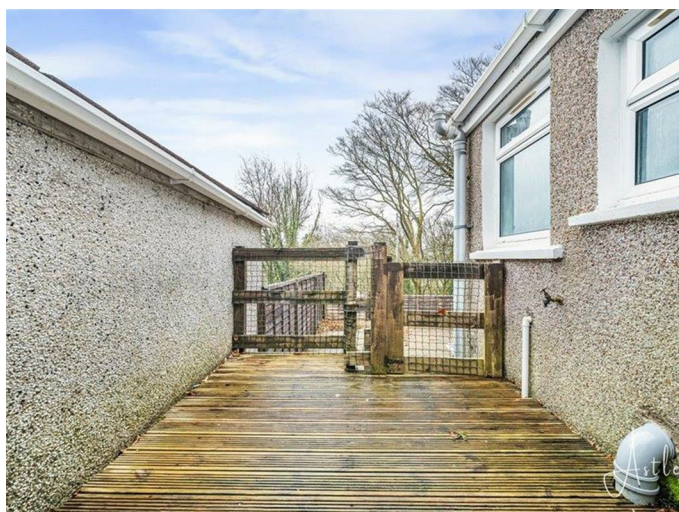
Bedroom three



Outside



Outside



Enclosed tiered rear garden offering decked area with laid to lawn and glass house.

Outside



Agents Notes

Local Authority: Neath Port Talbot

Council Tax Band: B

Annual Price: £1,898

Agents Notes

Mobile Coverage:

EE

Vodafone

Three

O2

Broadband

Satellite / Fibre TV Availability:

BT

Sky

Virgin

Agents Notes

Conservation Area: No

Flood Risk:

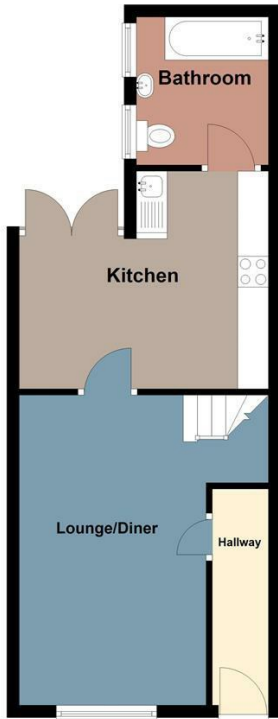
River : Very low

Seas : Very low

Floor Plan

Ground Floor

Approx. 38.4 sq. metres (413.1 sq. feet)



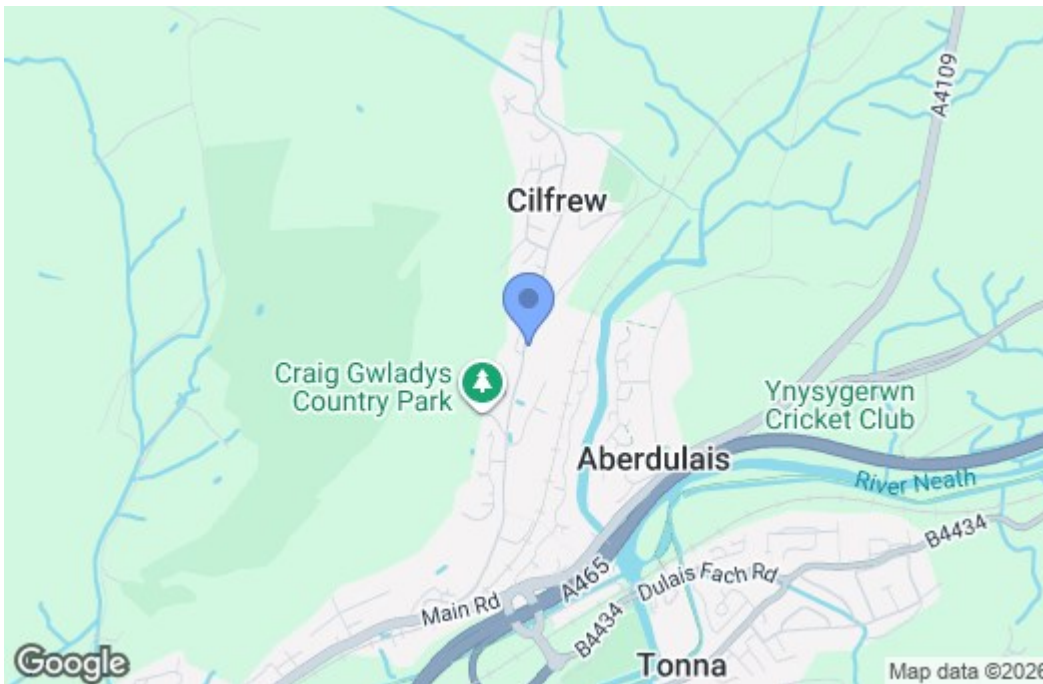
First Floor

Approx. 21.5 sq. metres (231.9 sq. feet)

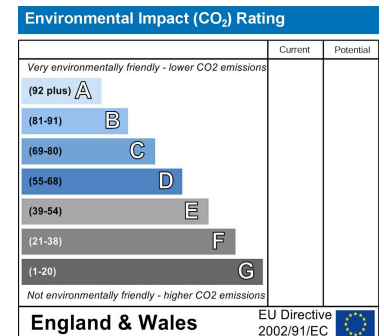
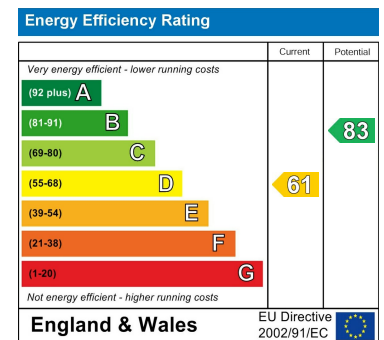


Total area: approx. 59.9 sq. metres (645.0 sq. feet)

Area Map



Energy Efficiency Graph



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