



## Elias Street, £95,000

- No On-going Chain
- Tenant In Situ
- Close to Neath Town Centre
- Large rear garden!
- Well presented throughout!
- EPC Rating: C



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## About the property

Well-presented, generously proportioned and available for sale with a tenant in situ! This excellent investment opportunity is offered for sale on Elias Street, ideally positioned close to Neath Town Centre with no onward chain.

The property benefits from convenient access to a wide range of local amenities, including shops, transport links and town centre facilities, all within easy reach.

Internally, the home is maintained in good condition throughout and comprises a welcoming entrance leading through to a spacious reception room, flowing through to a fitted kitchen. To the first floor, the property comprises two well-sized bedrooms and a family bathroom.

Externally, the property truly stands out with a particularly large rear garden, providing valuable outdoor space rarely found so close to the town centre.

Internal viewings are recommended to fully appreciate the condition, location and investment potential this property has to offer.

## Accommodation

### Lounge

21' 6" x 9' 5" ( 6.55m x 2.87m )

### Kitchen

7' 9" x 6' 10" ( 2.36m x 2.08m )

### Bathroom

### Bedroom One

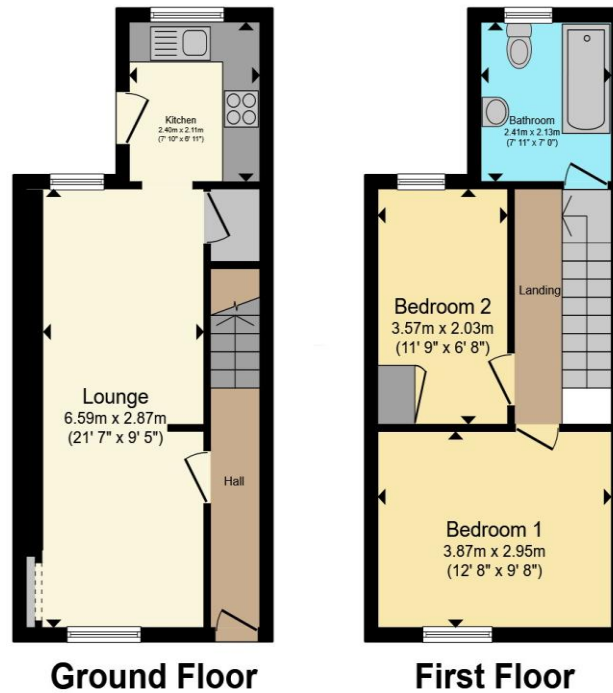
12' 7" x 9' 7" ( 3.84m x 2.92m )

### Bedroom Two

11' 7" x 6' 7" ( 3.53m x 2.01m )



## Floorplan



Total floor area 60.3 m<sup>2</sup> (649 sq.ft.) approx

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