



3 Nightingale Park, Neath, SA11 3RX

Offers In The Region Of £199,950

This well-presented three-bedroom semi-detached property offers comfortable living space and excellent potential. The ground floor comprises a welcoming lounge, a convenient downstairs cloakroom, and a modern kitchen/diner—perfect for family living and entertaining.

Upstairs, the property features three bedrooms, including a generously sized main bedroom, along with a family bathroom.

Externally, the home benefits from off-road parking, a detached single garage and is ideally situated close to local shops, schools, and everyday amenities, ensuring convenience for residents.

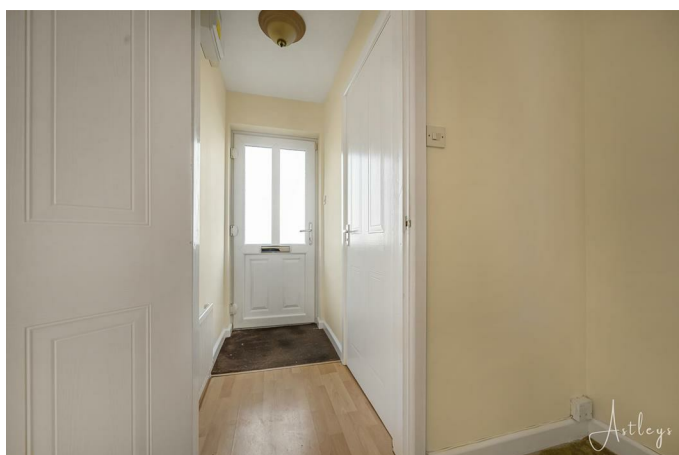
An excellent opportunity for first-time buyers looking to step onto the property ladder or investors seeking a strong addition to their portfolio.

Main Dwelling



Enter through PVC door into:

Porch 3'12 x 5'45 (0.91m x 1.52m)



With laminate flooring and radiator.

Cloakroom 5'43 x 2'74 (1.52m x 0.61m)



With window to front, low level wc and corner wash hand basin with part tiled walls.

Lounge 13'72 x 14'62 (3.96m x 4.27m)



Cosy lounge with large window to front, radiator, understairs storage and arch way into kitchen.



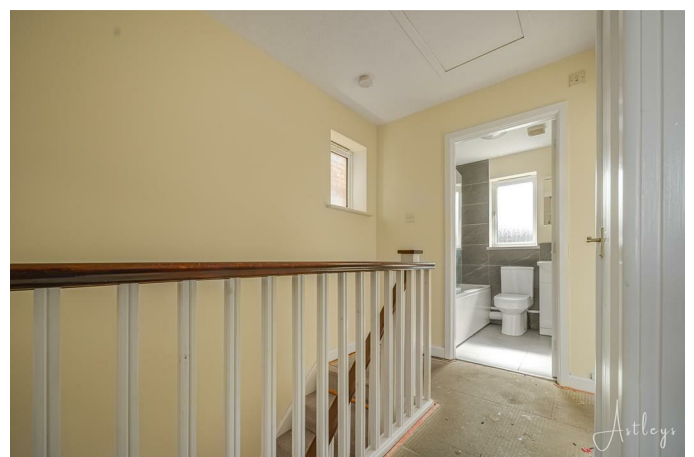
Kitchen/Diner 14'56 x 9'22 (4.27m x 2.74m)



Fitted with base and wall units in cream with coordinating work surfaces to include; stainless steel sink and drainer, gas hob and oven with extractor over, integrated fridge/freezer, cushioned flooring, radiator, window to rear and patio doors to rear garden.



Landing 6'41 x 14'62 (1.83m x 4.27m)



With storage cupboard, window to side and attic hatch.

Bedroom one 8'49 x 11'53 (2.44m x 3.35m)



Double bedroom with radiator and window to front.

Bedroom two 8'02 x 9'03 widening to 11'73 (2.49m x 2.82m widening to 3.35m)



With radiator and window to rear.

Bedroom three 5'89 x 8'31 (1.52m x 2.44m)

With window to front and radiator.



Bathroom 5'72 x 6'27 (1.52m x 1.83m)



Fitted with three piece suite in white to include panelled bath with shower over, low level wc, sink on vanity unit, fully tiled walls and floor, window to rear and radiator.



Outside



Enclosed rear garden offering laid to lawn and patio area. Also has side access to the single garage and parking for around 3 cars.



Drone



Agents Notes

Local Authority: Neath Port Talbot

Council Tax Band: C

Annual Price: £2,259

Conservation Area: No

Flood Risk

River : Very low

Seas : Very low

Agents Notes

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

8 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

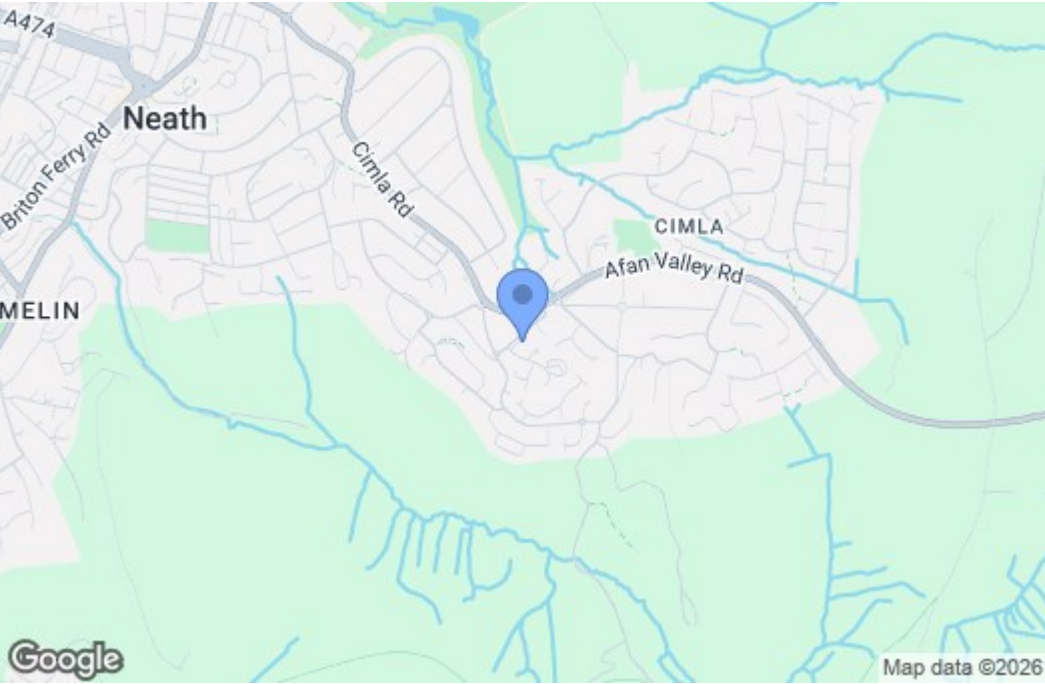
Satellite / Fibre TV Availability

BT

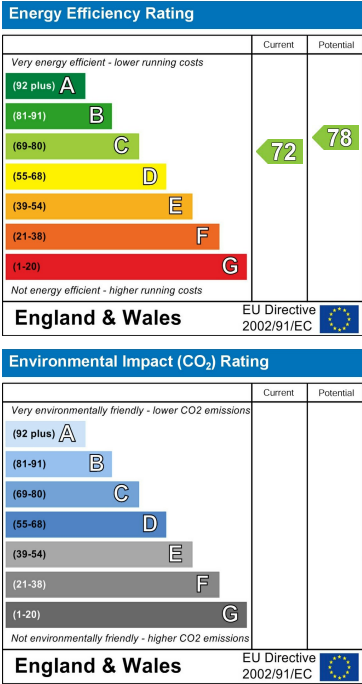
Sky
Virgin

Floor Plan

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.