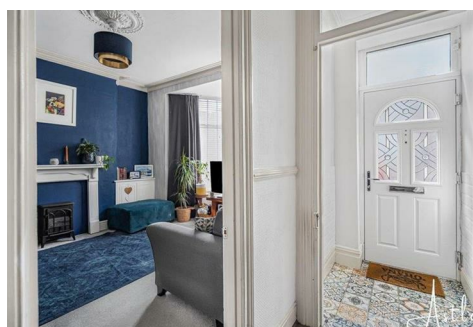
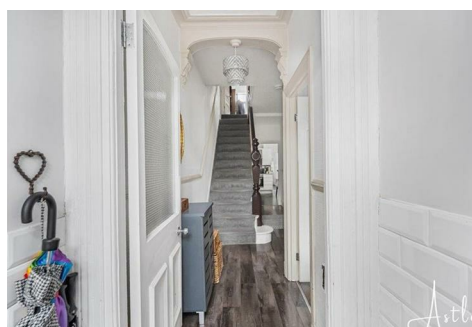




50 Harle Street, Neath, SA11 3DL

Offers In The Region Of £225,000

A well-proportioned three-bedroom terraced property, ideally situated within easy reach of the local town centre and its wide range of shops, amenities, schools and everyday conveniences.

The ground floor offers versatile living accommodation comprising a welcoming lounge, separate sitting room and a spacious kitchen/diner with adjoining utility area. A useful downstairs shower room completes the ground floor. To the first floor are three well-sized bedrooms, together with a family bathroom.

Externally, the property benefits from an enclosed rear garden, predominantly laid to lawn with a patio area, along with a garage providing excellent storage and potential parking for one small car outside.

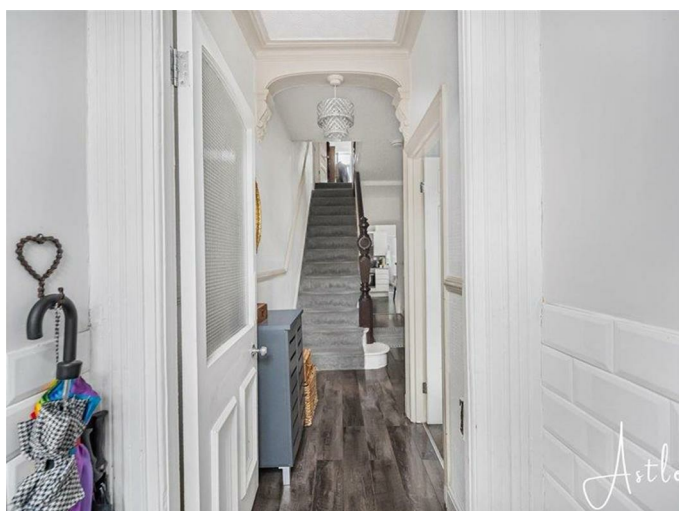
An appealing family home offering generous accommodation, useful outdoor space and a convenient location close to the heart of the local town.

Main Dwelling



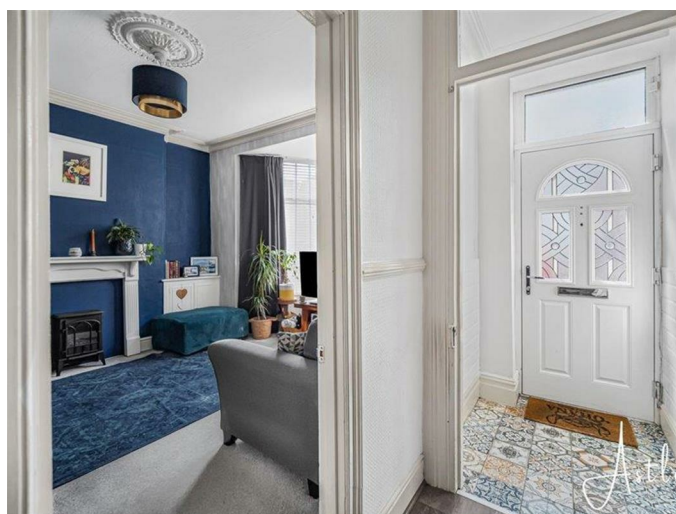
Enter through composite door into:

Porch 4'8" x 3'8" (1.44 x 1.13)



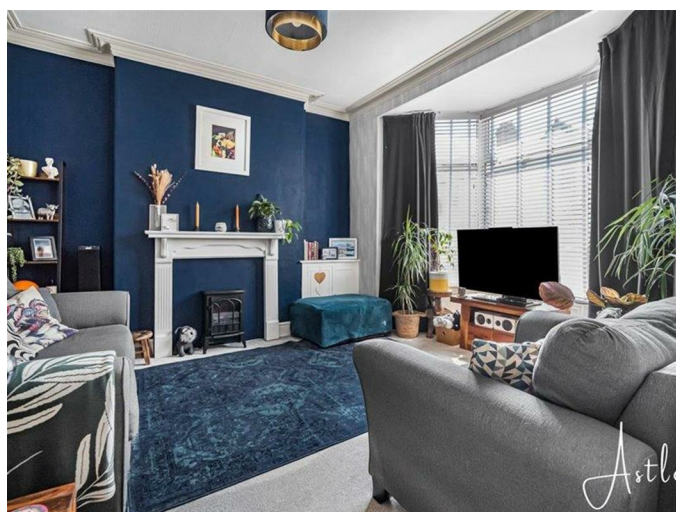
With part tiled walls, tiled flooring and door into:

Hallway 16'7" x 3'7" widening to 6'2" (5.07 x 1.10 widening to 1.88)



With radiator, laminate flooring and stairs to first floor.

Lounge 11'11" x 8'8" (3.65 x 2.66)

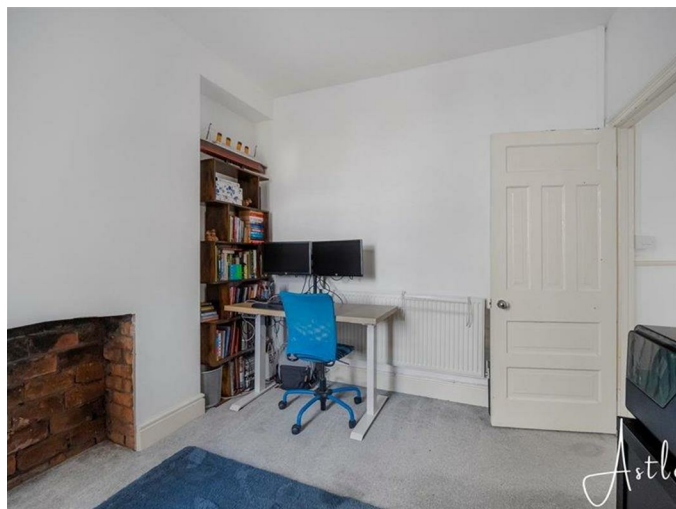


With large bay window to front, fire surround, radiator, storage alcoves and picture rail.

Lounge



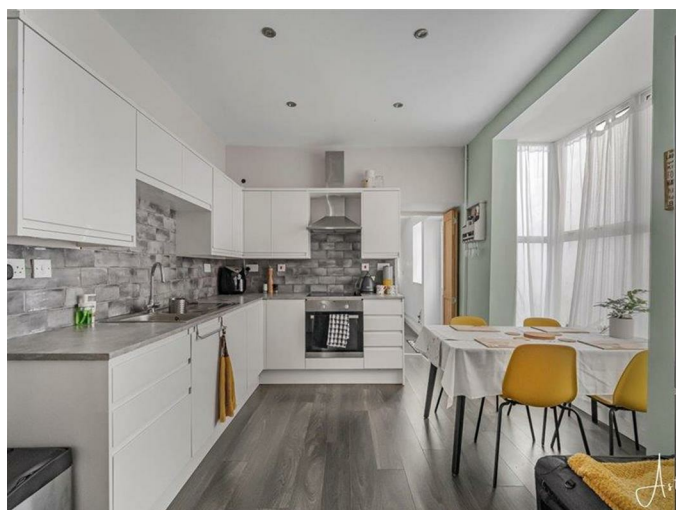
Sitting room



Sitting room 11'11" x 8'8" (3.65 x 2.66)



Kitchen/Diner



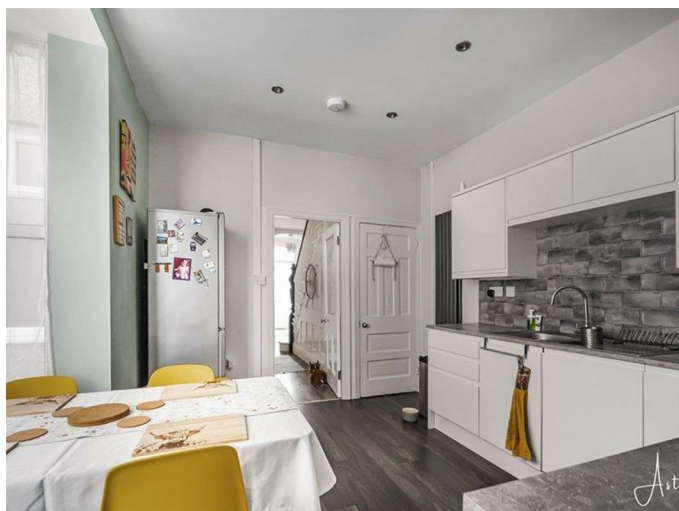
With window to rear and radiator.

Kitchen/Diner 9'6" x 12'1" (2.90 x 3.69)



Fitted with base and wall units in white high gloss with coordinating work surfaces to include, electric oven and hob with extractor over, space for fridge/freezer, bay window to side, upright radiator, stainless steel sink and drainer and door into:

Kitchen/Diner

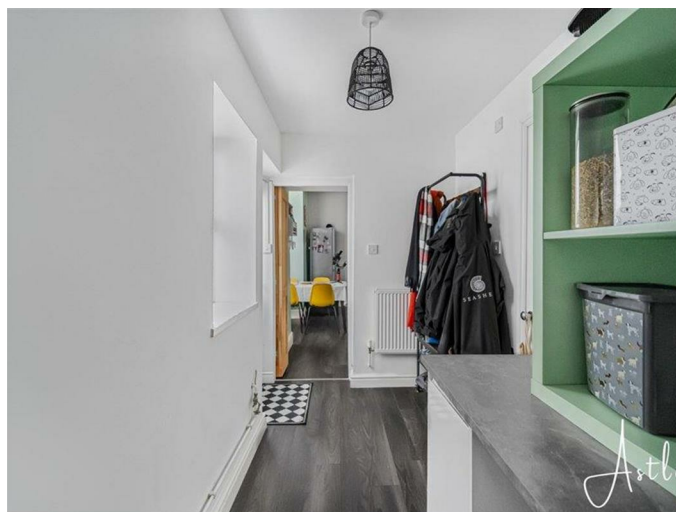


Utility Area 11'5" x 5'6" (3.49 x 1.68)

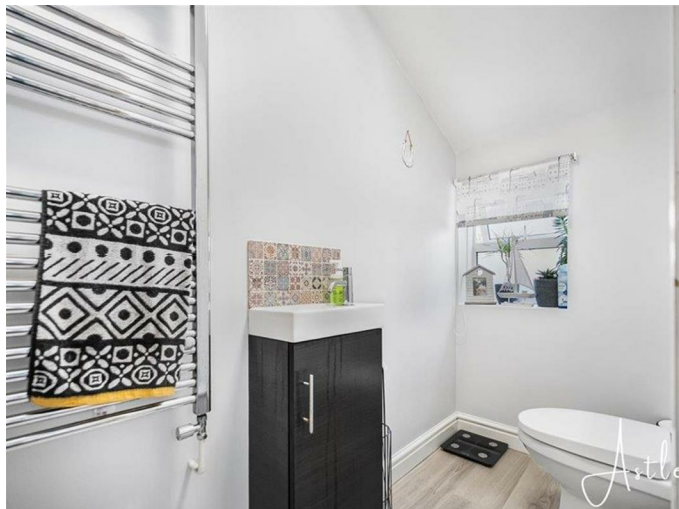


With laminate flooring, window to side and rear, space for washing machine, part tiled walls and door to rear garden.

Utility Area

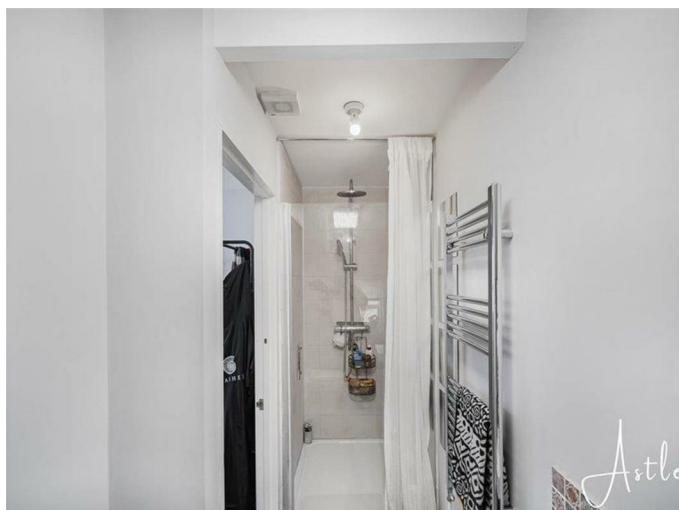


Shower room 11'5" x 3'9" (3.49 x 1.15)

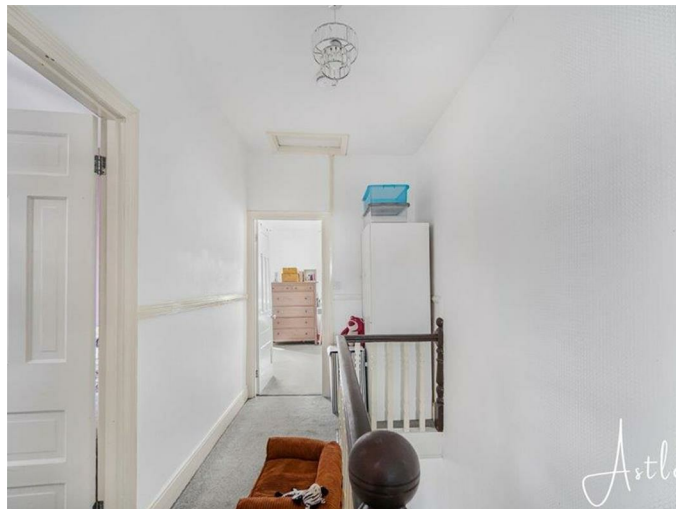


Fitted with three piece suite to include, walk in shower, low level wc, sink on vanity unit, laminate flooring and window to rear.

Shower room



Landing 6'2" x 12'9" (1.88 x 3.91)



With storage area and attic hatch.

Bedroom one 16'0" x 10'11" (4.89 x 3.35)



Double bedroom with space for wardrobes, two windows to front and radiator.

Bedroom one

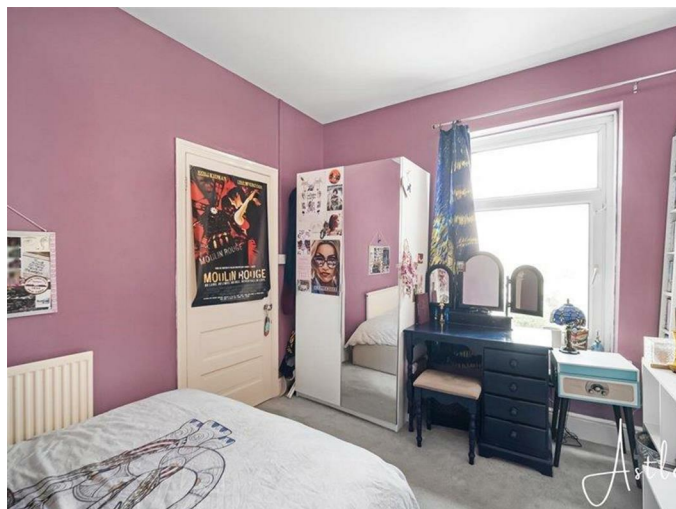


Bedroom two 11'11" x 6'8" (3.65 x 2.05)



Double bedroom with space for wardrobes, radiator and window to rear.

Bedroom two



Bedroom three 7'6" x 13'1" narrowing to 9'7" (2.29 x 4.00 narrowing to 2.94)

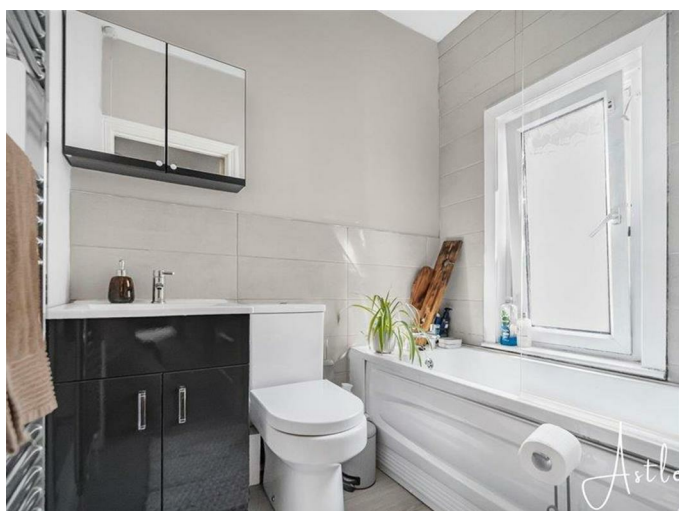


With window to rear and radiator.

Bedroom three



Bathroom 6'3" x 4'11" widening to 5'9" (1.92 x 1.52 widening to 1.77)



Fitted with three piece suite in white to include panelled bath with shower over, low level wc, sink on vanity unit, part tiled walls, laminate flooring, heated towel rail and window to side.

Outside



Outside



An enclosed rear garden, predominantly laid to lawn and complemented by a paved patio area, offering an attractive and versatile outdoor space for relaxing and entertaining. The property also benefits from a detached garage, ideal for storage, with the added potential for off-road parking for one small car immediately outside the garage.

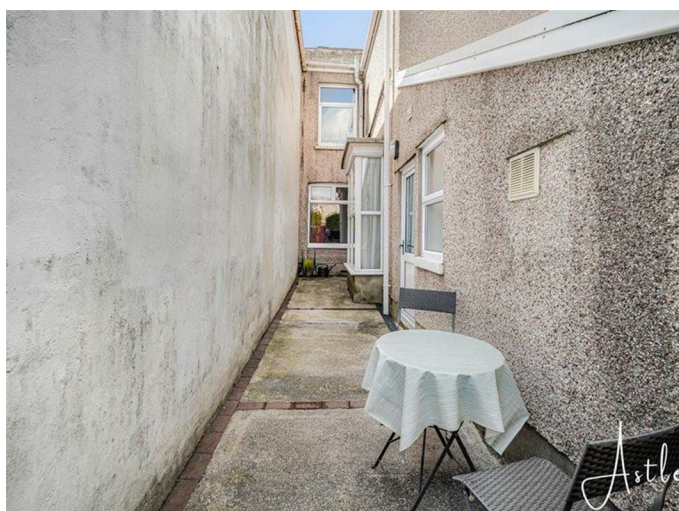
Outside



Outside



Outside



Drone Image



Agents notes

Conservation Area :

No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

1,162 ft ² / 108 m ²

Plot size:

0.05 acres

Mobile coverage

EE
Vodafone
Three
O2
Broadband:
Basic
16 Mbps
Superfast
66 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability:
BT
Sky
Virgin

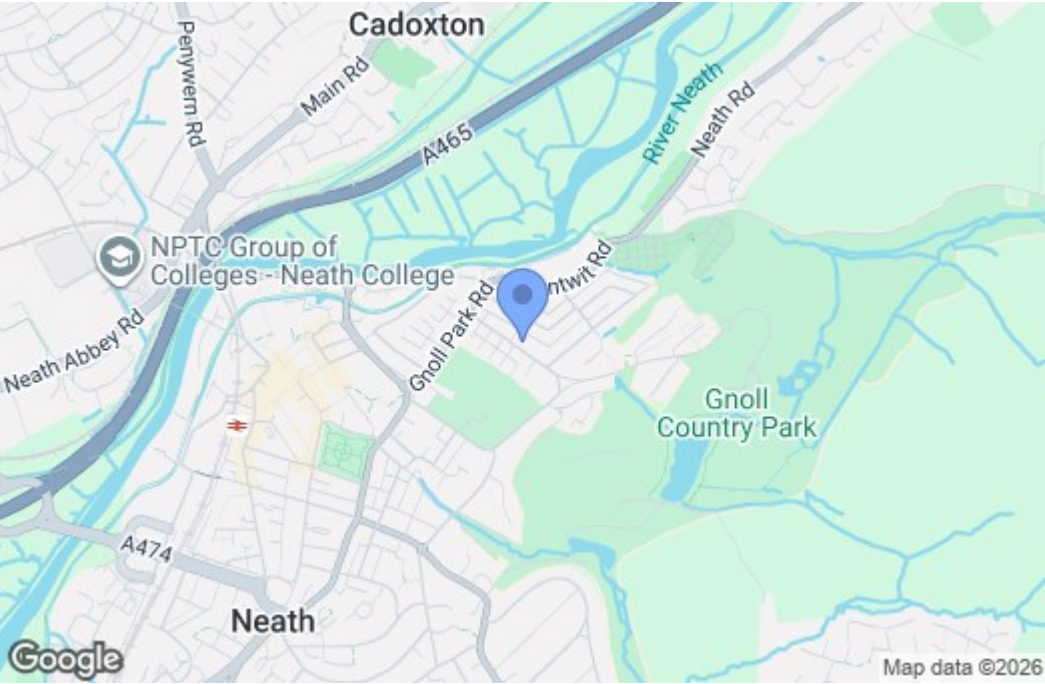
Agents notes

Neath Port Talbot Council Tax Band: C
Annual Price: £2,259

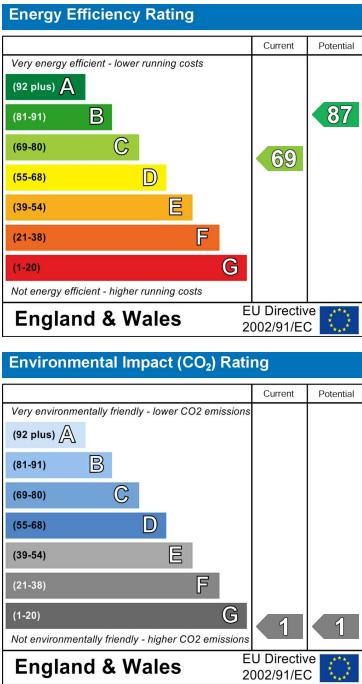
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.