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20 Dalton Road  
Neath, Neath Port Talbot,  
SA11 1UF

# 20 Dalton Road

Asking price £129,950

A beautifully presented two-bedroom end-of-terrace home, ideally positioned just a short stroll from Neath town centre. The property enjoys convenient access to local schools, shops, parks, and a wide range of amenities, making it perfectly suited to first-time buyers.

Two double bedrooms

Newly fitted Sigma kitchen

Enclosed rear garden with rear access

Close to local schools, shops and amenities

A short walk into Neath town centre





Set slightly back from the road, the property benefits from a walled front garden, offering a sense of privacy. A concrete pathway with decorative chippings leads to the uPVC front door.

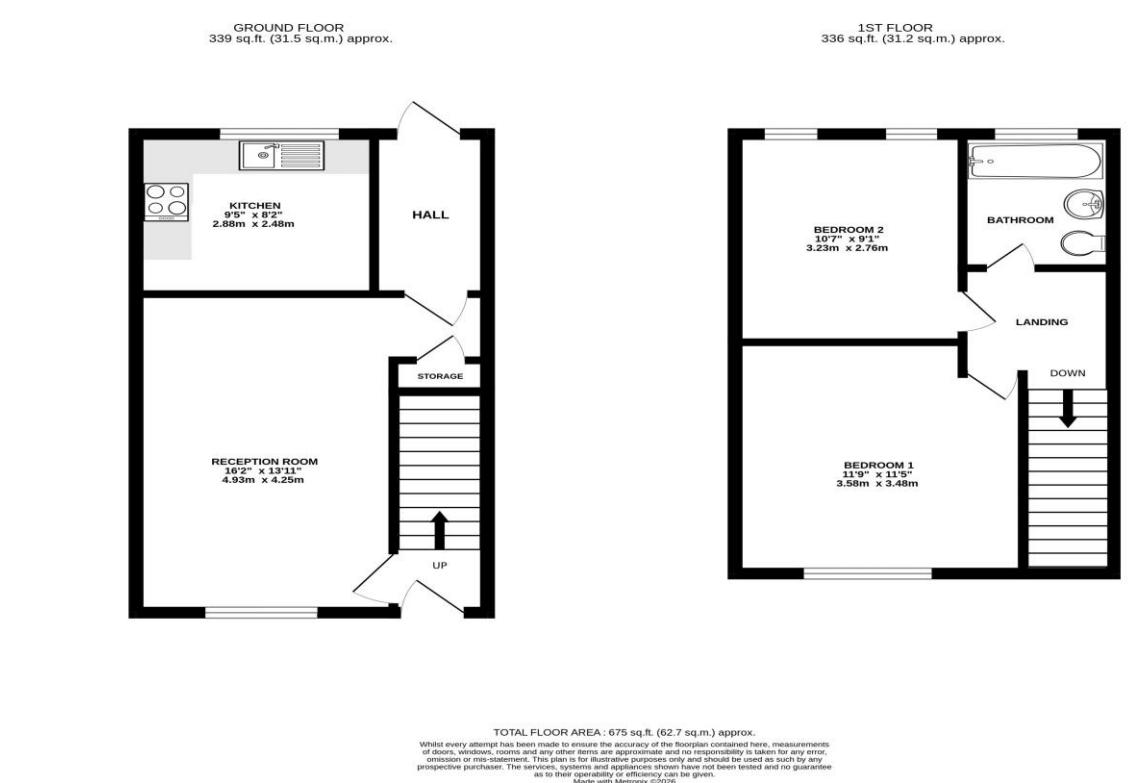
#### Entrance Hall

Upon entering the property, you are welcomed into a small entrance hall featuring tiled flooring and an electric radiator. The staircase is positioned here, and the hall provides direct access to the main living space.

#### Living Room

The living room is located to the front of the property and is flooded with natural light from a uPVC double-glazed front window overlooking the front garden. An electric radiator is positioned beneath the window. Finished with modern grey laminate flooring, the room offers a versatile layout and can comfortably accommodate both living and dining furniture. Additional under-stairs storage provides practical space for household essentials.

#### Kitchen



Situated to the rear, the property boasts a newly fitted kitchen featuring matching base and wall units, an integrated electric oven and hob, and space for freestanding appliances. A breakfast bar provides a convenient area for casual dining. The kitchen benefits from tiled flooring, which continues through from the hallway, and a uPVC double-glazed window overlooking the rear garden.

Just off the kitchen is a small rear hallway, offering access to the garden via a uPVC rear door.

#### Rear Garden

The private rear garden is arranged over multiple levels and offers excellent outdoor space. Concrete steps lead down to a chipping area, while to the left there is a decked seating area, ideal for entertaining and enjoying the summer months. A further raised balcony area provides additional outdoor seating options. The garden is fully enclosed with fencing, offering privacy and security, and benefits from a rear gate providing access to the lane behind.

#### First Floor

The stairs and landing are fully carpeted and provide access to both bedrooms and the bathroom.

#### Bedroom One

Located to the front of the property, Bedroom One is a generous double room featuring a uPVC double-glazed window, an electric radiator, and a built-in storage cupboard housing the hot water tank.

#### Bedroom Two

Bedroom Two is positioned to the rear and is another spacious double bedroom, enjoying elevated views across Neath. The room features two uPVC Velux windows, allowing for excellent natural light, and an electric radiator.

#### Bathroom

The bathroom comprises a bath, WC, and wash hand basin with storage. Finished with tiled flooring and partially tiled walls, the room also benefits from a Velux window positioned above the bath, offering both natural light and pleasant views. A heated towel radiator completes the space.





## Directions

For Satnav users SA11 1UF

## Tenure

Freehold

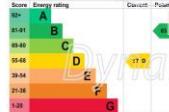
## Services

Water, Electric, Drainage and Metred.

Council Tax Band A

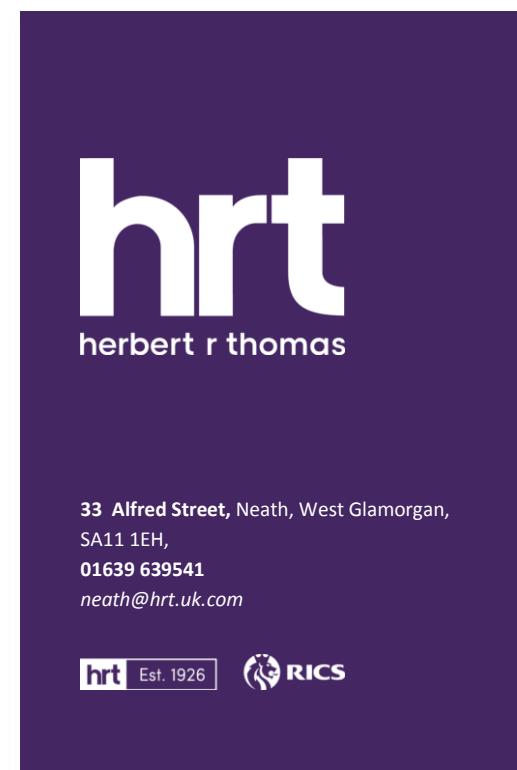
EPC Rating D

Downloaded from [GOV.UK](https://www.gov.uk/government/statistics/energy-performance-certificate-epc-information-for-uk-domestic-private-rented-property) on 22/01/2024 10:22:00

Energy performance certificate (EPC)		Valid until	9 August 2031
22 Dales Road NEATH SA11 1UF	Energy rating <b>D</b>	Certificate number	20011133-1249-1111-2119
Property type	End-terrace house		
Total floor area	62 square metres		
<b>Rules on letting this property</b>			
Properties can be let if they have an energy rating from A to E.			
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> <a href="https://www.gov.uk/guidance/domestic-private-rented-property-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-energy-efficiency-standard-landlord-guidance</a> .			
<b>Energy rating and score</b>			
This property's energy rating is D. It has the potential to be B.			
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.			
See how to improve this property's energy efficiency.			
 Score Energy rating Current Potential 100+ A 81-100 B 62-80 C 55-60 D 39-54 E 21-38 F 1-20 G			
The graph shows this property's current and potential energy rating.			
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.			
For properties in England and Wales: the average energy rating is D the average energy score is 60			

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