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106 Gnoll Park
Road
Neath
SA11 3DD

Asking price £279,000

A beautifully presented Victorian end of terrace townhouse, situated in a highly sought after area on the periphery of Neath town centre.

A three double bedroom Victorian town house

Accommodation over three stories

Conveniently located on a sought after road close to the town centre

Ideal public transport links within walking distance

Retaining a wealth of original features

Two reception rooms, shower room and kitchen/breakfast room to the ground floor

Three double sized bedrooms and family bathroom to first floor

Spacious loft conversion room with eaves storage

Large front and rear gardens

Detached garage to the rear

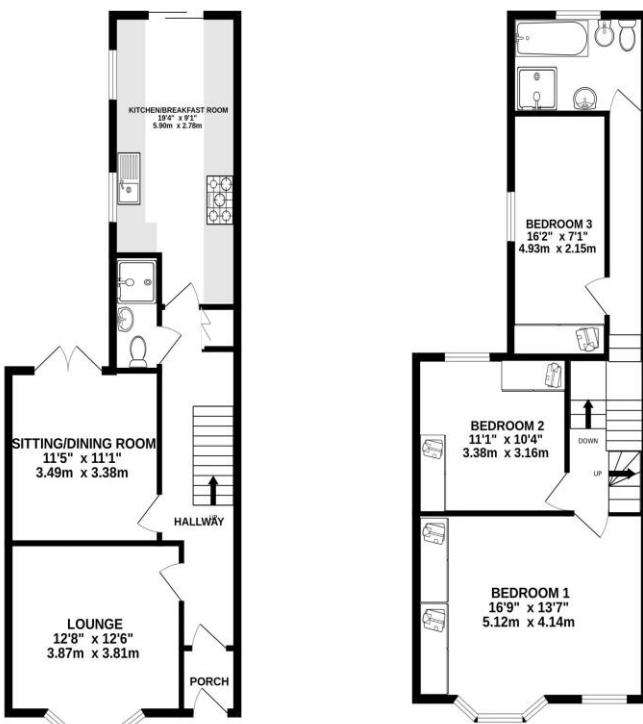




The beautiful accommodation comprises: entrance porch with ornate quarry tiled flooring plus original racing green, ornate ceramic tiling to dado height. A stripped wooden door with original obscure glass panel and matching fan light above, leads into the entrance hallway, which has a continuation of the same flooring as the porch. Original Ornate stairs rise to first floor, with built in under stairs storage and display shelving.

The lounge located at the front of the property with large bay window flooding the room with light and enjoying views over the garden. The room has exposed wooden flooring and a wood burning stove, set within the original fireplace with light marble hearth, with wooden surround and mantle. The fireplace is flanked by base units and wall mounted shelving within arch recesses.

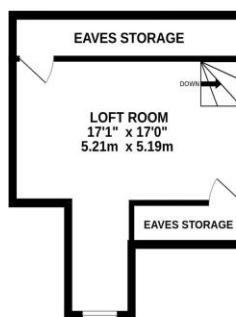
GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.



2ND FLOOR
271 sq.ft. (25.2 sq.m.) approx.



The dining room with French doors, fan light above, leading into the rear garden, also has a wood burning stove with a slate hearth with ornate wooden surround and mantle, flanked by built in base units and display shelving in arched recesses. The room also has exposed wood flooring. Both reception rooms have skinned ceilings, ornate coving and ceiling roses.

Within the kitchen is an integrated double oven, 5 burner gas hob, dishwasher, washing machine and fridge/freezer.

Finally on the ground floor is a shower room/ WC offering a white three piece suite comprising: shower cubicle with mains power shower fitted, low level WC and a wash basin with storage below. The room has ceramic tiled flooring and extensive ceramic tiling to walls plus marble effect pvc paneling. Louver double doors house the modern gas fired central heating boiler and shelf space.

The first floor, split level landing with window to side has a built in under stairs airing cupboard with fitted radiator. The landing gives access to the three double bedrooms all with a built in range of wardrobes furniture.

The master bedroom is located at the front of the property, enjoying views over the garden and Gnoll Park Road.

Bedroom two has a window to rear and bedroom three to built in wardrobes) has a window to side.

Finally on the first floor is a family bathroom, which offers a white five piece suite comprising: Panel bath, corner shower cubicle with electric shower fitted, Low level WC, bidet and pedestal wash hand basin. The room has vinyl flooring and extensive splash back tiling to walls.

Finally on the 2nd floor is a generous sized fourth bedroom (with visible roofing timbers. The room has windows to front and side and has doors into eaves storage space.

Outside to the front of the property is a mature lawned garden bordered by stone and brick walling. It has a flagstone laid pathway leading to the front door. The garden has mature shrubs and trees.

To the rear the enclosed garden offers a flagstone laid patio which extends from the rear of the property out onto a lawned garden. The rear garden is enclosed by overlapped wood fencing. It has a range of mature shrubs and trees. Flagstone steps over the lawn lead to the detached garage (13' x 17'3"). The garage has an electric operated, single up and over door accessed from Park Street it benefits from power and lighting and has storage space within the open roof trusses. The garage has a window plus obscure glazed door into the rear garden.

TOTAL FLOOR AREA : 1484 sq.ft. (137.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

SAT NAV USERS SA11 3DD

Tenure

Freehold

Services

All Mains Services

Council Tax Band D

EPC Rating E

Viewing strictly by appointment through Herbert R Thomas

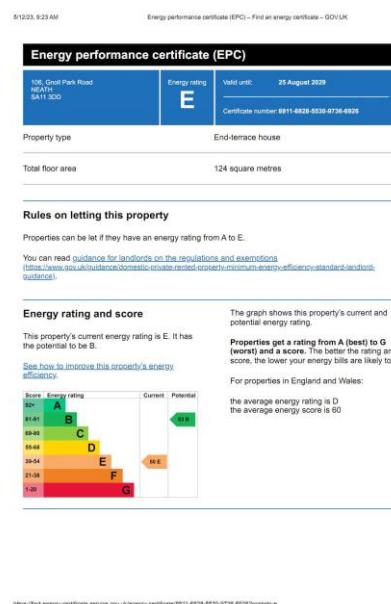
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