



Charles Street,  
Neath, Neath Port Talbot, SA11 1NF.

Offers in the Region Of £95,000

\*\*\*\*\*Exclusive with Abbey Residential Agents\*\*\*\*\*  
If you are interested in this home please contact ourselves verbally.

Abbey Residential Agents are proud to offer for sale by private treaty this well presented three bedroom middle terraced family home situated within Neath Town Centre. Within easy reach of the local shops and amenities located within Neath Town Centre. There is currently a shortage of homes available in this location and we strongly recommend early viewing to avoid any disappointment. Vacant Possession with No Onward Chain.

To the ground floor there is an entrance hall, lounge, dining room, modern fitted kitchen and a downstairs family bathroom. To the first floor there are three bedrooms. Externally to the rear there is an enclosed courtyard garden.

## Entrance

Via pvc door into the hall.

## Hall

Staircase to the first floor, radiator, dado rail, textured ceiling, doors off to the lounge and dining room.

## Lounge

10' 5" x 11' 0" (3.17m x 3.35m)

Double glazed window to the front aspect, textured ceiling, radiator.

## Dining Room

11' 3" x 11' 3" (3.43m x 3.43m)

Double glazed window to the rear aspect, textured ceiling, radiator, laminated flooring, under stairs cupboard. Alcove cupboard.

## Kitchen

10' 4" x 8' 1" (3.15m x 2.46m)

Double glazed window to the side aspect. Half frosted pvc door into the rear garden. A range of fitted wall and base units inset stainless steel sink unit, chrome towel rail, tiled splash backs, cooker

point, extractor fan, vinyl flooring. Door into the family bathroom.

## Downstairs Family Bathroom

6' 4" x 8' 2" (1.93m x 2.49m)

Frosted double glazed window to the rear aspect. A three piece suite inset sink unit with splash backs, toilet, panelled bath with attached taps. Plain plastered ceiling with spotlights.

## First Floor Landing

Textured ceiling. Access to the loft.

## Bedroom One

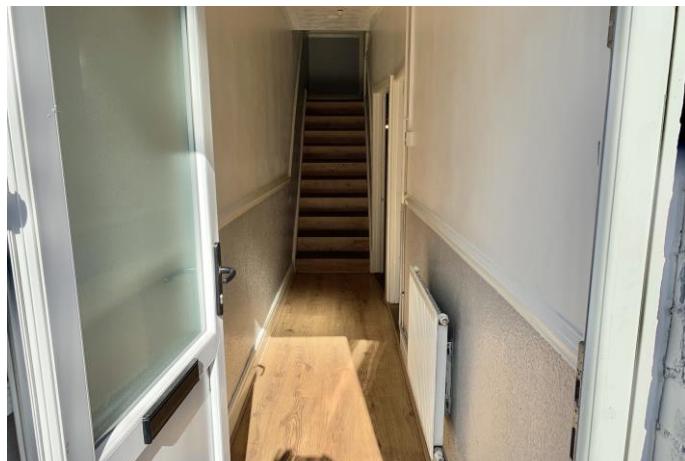
10' 6" x 15' 6" (3.20m x 4.72m)

Two double glazed windows to the front aspect, laminated flooring, radiator.

## Bedroom Two

11' 4" x 8' 7" (3.45m x 2.61m)

Double glazed window to the rear aspect, textured ceiling, radiator. Cupboard housing Ideal boiler.



### **Bedroom Three**

9' 9" x 8' 2" (2.97m x 2.49m)

Double glazed window to the side aspect, textured ceiling, radiator.

### **Garden**

Enclosed courtyard garden backing onto wall.  
Outside water tap supply.

### **Tenure - Freehold**

Please obtain verification from your solicitor.

### **Energy Performance Certificate**

Current - 70 - C Potential - 87 - B Total Floor Area 86 square metres Certificate Number - 8621 - 7927 - 4930 - 8562 - 0996 Valid until 12 March 2029 Full EPC can be located on [www.epcregister.com](http://www.epcregister.com)

**Viewing by appointment with the selling agents.**  
Due to Covid-19 situation we have 360 degrees panoramas of each room of this home for your perusal via the virtual tour tab. Physical viewing will have to be a minimum upon qualification by our team. Safety is paramount to all parties in the process. Please respect the procedures in place at this time.

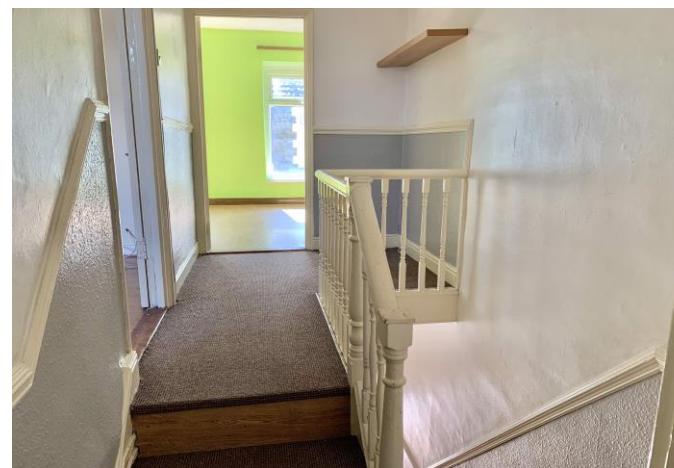


### **Disclaimer**

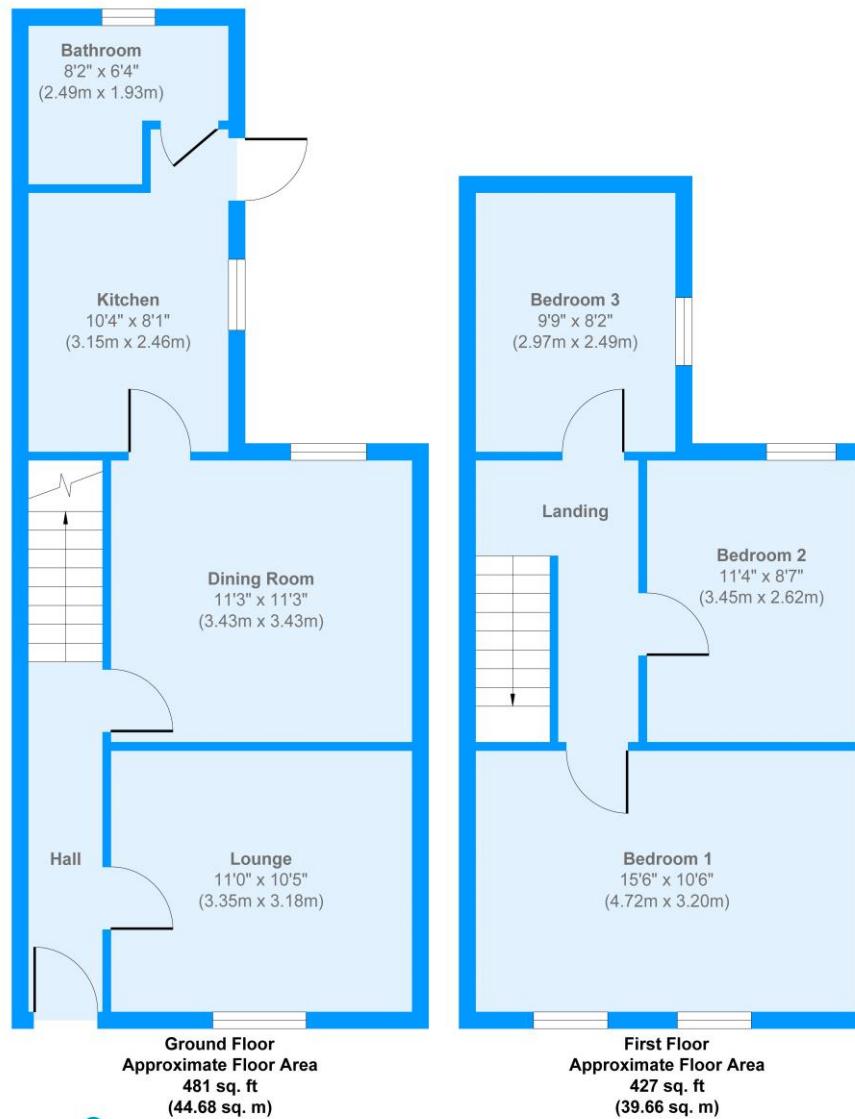
These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and

should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.









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