



Collins Street, Penrhiwtyn.  
Neath, Neath Port Talbot, SA11 2HH.

Offers in the Region Of £75,000

\*\*\*\*\*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 three bedroom middle terraced family home with three reception rooms which is in need complete refurbishment situated on a no through road in the Penrhiwtyn area of Neath. Good road access into Neath, Briton Ferry and the M4. Within easy reach of Jersey Park, train link at Briton Ferry and situated on a bus route. Ysgol Carreg Hir Primary School. Local Tesco and Jenkins Bakery on Neath Road.

The accommodation consists to the ground floor of an entrance vestibule, hall, sitting room, lounge, dining room, separate toilet, bathroom. To the first floor there are three bedrooms. Externally there is an enclosed rear garden with a detached garage.

## Entrance

via pvc door into the vestibule.

## Vestibule

Partial tiled to walls. Door into the hall.

## Hall

Stairs to the first floor. Door into the sitting room. Door into the lounge.

## Sitting Room

9' 8" x 11' 8" (2.94m x 3.55m)

Double glazed window to the front aspect, double radiator. Sliding doors into the lounge.

## Lounge

12' 4" x 11' 10" (3.76m x 3.60m)

Window to the kitchen, radiator. Access point to the dining room.

## Dining Room

10' 10" x 10' 3" (3.30m x 3.12m)

Under stairs cupboard. Step down into the dining room. Radiator. Cupboard housing wall mounted

boiler. Door into the kitchen. Door to the rear lobby area.

## Kitchen

10' 10" x 5' 2" (3.30m x 1.57m)

Frosted pvc door and double glazed window to the rear aspect. Partial tiled to walls. A range of wall and base units inset stainless steel sink unit, cooker point, plumbed for a washing machine.

## Rear Lobby Area

Frosted pc door into the rear garden. Door to the separate toilet. Door into the bathroom.

## Separate Toilet

Frosted double glazed window to the side aspect, toilet, half tiled to walls.

## Downstairs Family Bathroom

5' 10" x 6' 3" (1.78m x 1.90m)

Frosted double glazed window to the rear aspect. A suite consists of pedestal wash hand basin, panelled bath, shower over the bath. Fully tiled to walls and the floor.



## First Floor Landing

Doors off to the first floor bedrooms. Access to the loft.

## Bedroom One

9' 8" x 15' 2" (2.94m x 4.62m)

Two double glazed windows to the front aspect, double radiator, two alcove cupboards.

## Bedroom Two

11' 10" x 9' 4" (3.60m x 2.84m)

Double glazed window to the rear aspect, plain plastered ceiling.

## Bedroom Three

11' 2" x 9' 10" (3.40m x 2.99m)

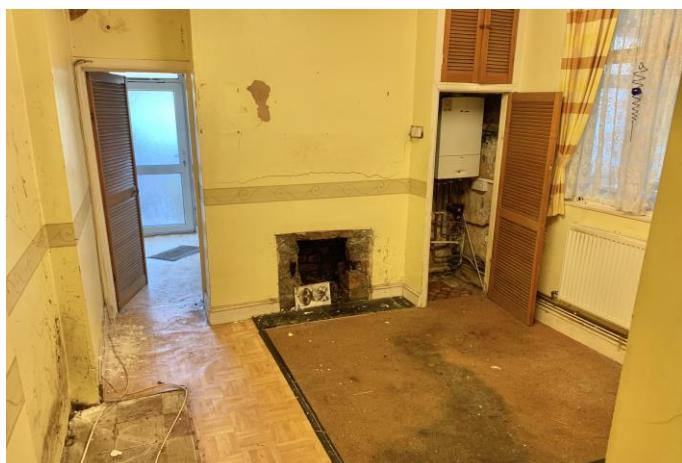
Double glazed window to the rear aspect, storage cupboard.

## Garden

To the rear there is an enclosed rear garden in need of attention.

## Garage

With folding doors. In need of attention.



## Tenure - Freehold

Please check the tenure with your solicitor.

## Council Tax - B

## Energy Performance Certificate

Our assessor is undertaking the EPC report.

## Viewing by appointment with the selling agents.

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

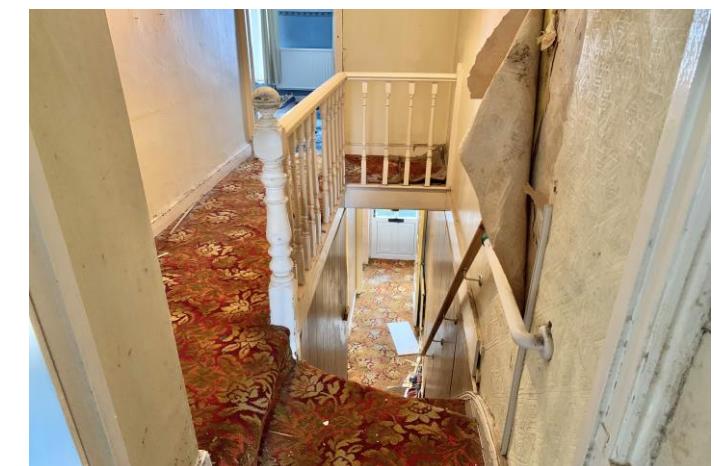
service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential Agents. We are obliged to report any knowledge 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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