



Allister Street, Neath, Neath Port Talbot.
SA11 1EN

£105,000

 PAYTON
JEWELL
CAINES

Allister Street, Neath, Neath Port Talbot. SA11 1EN

We are pleased to offer for sale this traditional mid terrace which is conveniently located in the centre of Neath with all local shops and amenities on hand. The property benefits from two reception rooms, good size utility room and family bathroom to the ground floor.

£105,000 - Freehold

- Three bedroom mid terrace
- High gloss fitted kitchen
- Shower room to the first floor
- Spacious attic room
- Enclosed rear courtyard
- Ideal for first time buyers. EPC-D61



DESCRIPTION

This traditional mid terrace would be an ideal purchase for anyone looking for their first home and offers well proportioned accommodation. The property is conveniently situated within walking distance of Neath town centre and offers good road links to the M4.

Briefly comprising to the ground floor, entrance porch, hallway, two reception rooms, kitchen, utility and family bathroom. To the first floor there are two double bedrooms, shower room and office/walk-in wardrobe. Stairs from the landing then lead up to a versatile attic room.

Externally to the rear there is an enclosed low maintenance garden.

ENTRANCE PORCH

Via frosted glass Composite door. Original coving. Dado rail. Tiled flooring.

HALLWAY

Staircase leading to the first floor. Original ceiling mouldings. Dado rail. Understairs storage. Radiator. Tiled flooring.

RECEPTION 1 (12' 8" x 11' 3") or (3.87m x 3.44m)

Spotlights. Original coving. PVCu double glazed window overlooking the front. Chimney breast with alcoves either side. Feature open chimney with hearth and mantle. Television aerial point. Radiator. Fitted carpet. Double doors through to:

RECEPTION 2 (11' 7" x 10' 4") or (3.53m x 3.14m)

Spotlights. Coving. PVCu double glazed window overlooking the rear. Chimney breast with alcoves either side. Radiator. Fitted carpet.

KITCHEN (14' 7" x 9' 4") or (4.45m x 2.84m)

Spotlights. PVCu double glazed window overlooking the side. White high gloss fitted kitchen having a range of wall and base units with coordinating worktops and matching upstands. Inset sink and drainer with mixer tap. Space for fridge/freezer and range cooker. Radiator. Tiled flooring.

UTILITY ROOM (10' 0" x 9' 0") or (3.05m x 2.75m)

Access to loft. PVCu double glazed window overlooking the side. Frosted glass PVCu door leading out on to the rear garden. High gloss base units with coordinating worktop. Inset sink and drainer with mixer tap. Plumbing for automatic washing machine. Space for tumble dryer. Radiator. Tiled flooring.

DOWNSTAIRS BATHROOM (6' 5" x 6' 0") or (1.95m x 1.84m)

Coving. Frosted glass window overlooking the side. Three piece suite comprising panelled bath, pedestal and low level w.c. Tiling to splashback areas. Radiator. Tiled flooring.

FIRST FLOOR LANDING

Fitted carpet.



BEDROOM 1 (15' 3" x 11' 6") or (4.64m x 3.50m)

Spotlights. Two PVCu double glazed windows overlooking the front. Chimney breast with alcoves either side. Radiator. Fitted carpet.

BEDROOM 2 (11' 3" x 9' 1") or (3.44m x 2.76m)

Double glazed window overlooking the rear. Chimney breast with alcoves either side. Feature open fireplace. Radiator. Fitted carpet.

SHOWER ROOM (9' 3" x 5' 4") or (2.83m x 1.63m)

Three piece suite comprising walk-in shower with glass doors, pedestal and low level w.c. Heated towel rail. Respatex to the walls. Vinyl flooring.

BEDROOM 3/STUDY (9' 6" x 6' 4") or (2.89m x 1.94m)

PVCu double glazed window overlooking the side. Airing cupboard housing a combination boiler. Radiator. Fitted carpet.

ATTIC ROOM (15' 3" x 15' 1") or (4.66m x 4.60m)


Velux window to the rear. Radiator. Fitted carpet.

OUTSIDE

Enclosed courtyard to the rear.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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