



Illtyd Street, Neath, Neath Port Talbot.  
SA11 3HT

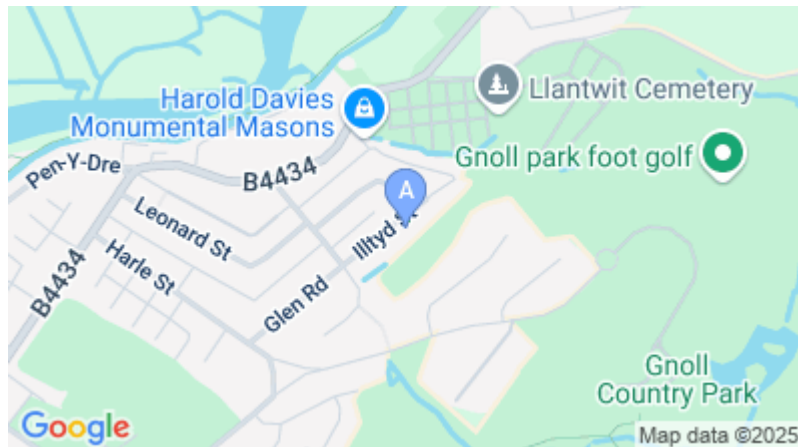
£140,000

# Illtyd Street, Neath, Neath Port Talbot. SA11 3HT

We are pleased to present to the market this beautifully presented two bedroom end terrace house, located in a popular area of Neath close to local shops, amenities, schools and transport links. Early viewing highly recommended.

£140,000

- Two bedroom end terrace house
- Open plan lounge/diner
- Modern fitted kitchen
- Front and rear gardens
- Beautifully presented throughout
- Council tax band B



## DESCRIPTION

We are pleased to present to the market this beautifully presented two bedroom end terrace house, located in a popular area of Neath close to Neath town centre, amenities, schools and transport links. Early viewing highly recommended.

Accommodation briefly consist of hallway, open plan lounge/diner and kitchen. To the first floor two bedrooms and family bathroom. Externally front and rear gardens.

## HALLWAY

Access via PVCu part glazed front door. Artexed and coved ceiling. Pendant light. Emulsioned walls. Radiator. Laminate flooring. Stairs to first floor. Door into:

## OPEN PLAN LOUNGE/DINER (19' 8" x 14' 6") or (6.0m x 4.42m)

Emulsioned and coved ceiling. Two pendant lights. Papered and emulsioned walls. Skirting. Laminate floor. Front facing PVCu double glazed window with fitted Venetian blinds. Radiator. Rear facing PVCu double glazed window with fitted Venetian blinds. Radiator. Inset gas fire. Storage built in to alcoves. Door into:

## KITCHEN (10' 8" x 7' 2") or (3.26m x 2.19m)

Emulsioned ceiling with inset spotlights. Emulsioned walls with stone tiles to splash back areas. Radiator. Ceramic floor tiles. Rear facing PVCu double glazed window. Half double glazed PVCu door leading to rear garden. Kitchen is fitted with a range of beige high gloss floor and wall cupboards with laminate work top. Black one and half melamine sink with mixer tap and flexi tap attachment. Built in five ring gas hob with over head extractor hood. High level built in electric oven and built in microwave oven. Integrated fridge and freezer. Integrated dishwasher. Under counter space for automatic washing machine. Radiator.

## LANDING

Artexed and coved ceiling. Pendant light. Loft access hatch with drop down ladder. Loft is boarded and has power.

## BEDROOM 1 (13' 9" x 10' 3") or (4.20m x 3.12m)

Artexed and coved ceiling. Pendant light. Papered walls. Radiator. Fitted carpet. Two front facing PVCu double glazed windows with fitted Venetian blinds.

## BEDROOM 2 (9' 10" x 9' 1") or (3.00m x 2.78m)

Artexed and coved ceiling. Pendant light. Emulsioned walls. Radiator. Grey wood effect laminate floor. Rear facing PVCu double glazed window with fitted Venetian blind.

## FAMILY BATHROOM (6' 0" x 5' 5") or (1.82m x 1.64m)

Emulsioned ceiling. Flush light fitting. Floor to ceiling ceramic wall tiles. Ceramic floor tiles. Rear facing frosted PVCu double glazed window with fitted roller blind. Chrome wall mounted heated towel rail. Room is fitted with a three piece suite in white comprising W.C., wash hand basin and bathtub with wall mounted mains fed shower.



## OUTSIDE


The front is bounded on three sides by block wall and wood fence. Laid to stone pavers and graveled. Metal gate. Path to front door and side wooden gate. The rear garden is bounded on three sides by painted wooden fence. Set on two levels with stone paved sun terrace and steps leading to astro turf lawn. Further deck terrace.

## NOTE

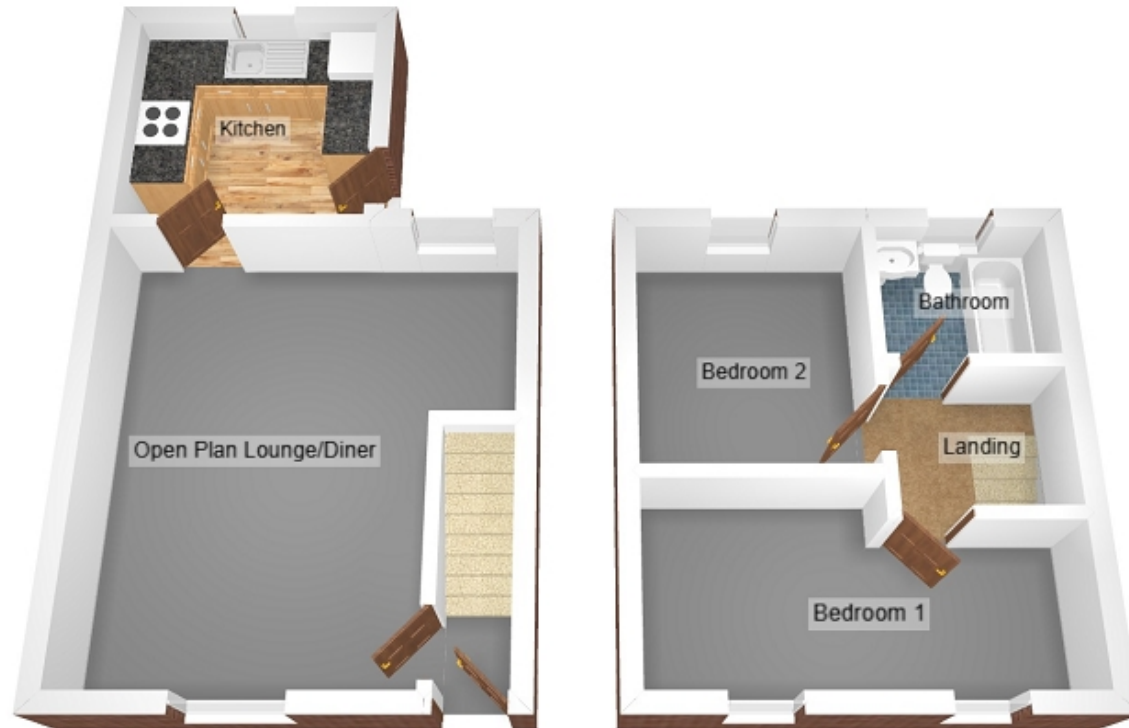
We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines 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. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. 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 Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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