



**Ethel Street,
Neath SA11 1BB**

- EPC Rating: Awaited
- Deceptive Terraced Home
- Two Reception Rooms
- Ideal First Time Buy
- No Ongoing Chain



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About The Property

We are very pleased to offer this deceptively spacious 3 bed mid-terrace property in Neath. Located on a quiet residential street within close proximity to Neath town centre and great transport links to Swansea city centre and the M4 motorway. The accommodation briefly comprises of entrance hallway, sitting room to the front, open plan lounge area that leads to the kitchen dining area with access to the rear garden and downstairs bathroom with separate W.C. To the upstairs are three bedrooms (one of which has a Wc and wash hand basin) and landing with loft access. Outside the property has enclosed and private rear garden with lawn and patio areas. To book a viewing please call our sales team today on 01639 635 115. Viewing Advised!!

Accommodation

Hallway

Access to the two reception rooms and stairs to the first floor

Sitting Room

12' 4" x 15' 7" narrowing to 11' 1" (3.76m x 4.75m narrowing to 3.38m)
Window to the front. Fitted carpet. Fire surround

Living Room

9' 8" x 17' 7" narrowing to 12' 4" (2.95m x 5.36m narrowing to 3.76m)
Window to the rear. Fitted carpet

Kitchen

11' 8" x 9' 8" (3.56m x 2.95m)
Range of wall and base units with worktops over. Sink and drainer. Space for appliances. Window to the side. Wall mounted boiler

Rear Hall

Access to the bathroom and separate Wc. Door to the side leading to the garden

Bathroom

Suite comprising bath, shower cubicle and wash hand basin. Window to the rear. Separate Wc.

Landing

Access to the three bedrooms. Store cupboard

Bedroom One

19' 3" narrowing to 16' " x 10' (5.87m narrowing to 4.88m x 3.05m)
Two windows to the front. Fitted carpet

Bedroom Two

12' 7" x 10' 1" (3.84m x 3.07m)
Window to the rear. Fitted carpet

Bedroom Three

12' 7" x 7' 5" (3.84m x 2.26m)
Window to the rear. Fitted carpet. Wc and wash hand basin. Built in cupboard

External

Garden to the rear laid to lawn with patio area.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.