



## 4 Charles Street, Neath, SA11 1NF

**£95,000**

.....LOOK LOOK LOOK!!!... MOVE STRAIGHT INTO THIS IMMACULATE PROPERTY!!!...No chain is offered with this immaculately presented property which is set within walking distance of Neath town centre, main bus route and local amenities. Also ideally located for easy access to A465/M4 access corridor. The property briefly comprises of two reception rooms, kitchen and bathroom to the ground floor and three bedrooms to the first floor.

The property benefits from a low maintenance courtyard garden. Early viewing is highly recommended please call our office on 01639 760033 or email our sales team [info@pennafpremier.com](mailto:info@pennafpremier.com).

## GROUND FLOOR

### Entrance Hallway

Enter via Upvc front door into hallway, carpet, textured walls with coving to ceiling, radiator, central light, stairs to first floor, doors leading to other rooms.

### Reception Room One

10'3" x 12'0" to alcoves (3.140 x 3.666 to alcoves)

Carpet, wallpaper walls with picture rail, radiator, wall mounted electric fire, central light, front facing Upvc double glazed window with vertical blinds, built in cupboards to the alcoves which houses the gas meter and consumer unit.



### Reception Room Two

11'2" x 11'1" (3.404 x 3.400)

Carpet, emulsion walls with coving to ceiling, wall mounted electric fire, integrated spot lighting, rear facing Upvc double glazed window with vertical blinds, under stair cupboard, door leading into the kitchen.



### Kitchen

10'9" x 8'2" (3.279 x 2.504)

Fully fitted kitchen with wall and base units in oak with contrasting laminate work surfaces, integrated electric oven with induction hob with overhead extraction, space for

fridge/freezer, one and half bowl stainless steel sink and drainer with mixer tap and tiled splash back, space for washing machine, side facing Upvc double glazed window with vertical blinds, fully tiled walls with coving to ceiling, central light.



### Outer Hallway

Side facing Upvc door with obscure glass giving access to the rear garden, vinyl flooring, cladding to the walls with coving to ceiling, door leading to the kitchen.

### Family Bathroom

7'6" at the widest point x 7'10" (2.303 at the widest point x 2.393)

Three piece suite comprising of panelled bath with shower over, Pedestal wash hand basin, W.C., vinyl flooring, cladding to the walls, radiator, rear facing Upvc double glazed window with obscure glass.



## FIRST FLOOR

### Stairs and Landing

Carpet to the stairs and landing, textured walls, central lights, steps up to the first and second bedroom.



### Master Bedroom

10'3" x 15'6" tp alcoves (3.149 x 4.734 tp alcoves)

Carpet, wallpaper walls, radiator, central light, two front facing Upvc double glazed windows with vertical blinds.



### Bedroom Three

8'3" x 9'7" (2.533 x 2.927)

Carpet, emulsion walls, radiator, central light, side facing Upvc double glazed window with vertical blinds, cupboard housing Baxi combi boiler.



### Bedroom Two

11'3" x 9'11" to alcoves (3.444 x 3.037 to alcoves)

Carpet, wallpaper walls, radiator, central light, rear facing Upvc double glazed window with vertical blinds, loft access.




### EXTERNAL

#### Rear Garden

Rear enclosed courtyard garden.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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