



6 Rosser Terrace, Neath, SA10 8LH

£159,000

INVESTMENT PROPERTY BEING SOLD WITH CONTRACT HOLDER IN SITU..... Three bedroom terraced property in Cilfrew. The property is close to local primary and comprehensive schools and transport links to Neath Town Centre. The property comprises of a large reception room, kitchen/dining area and downstairs bathroom to the ground floor with three bedrooms to the first floor. Large enclosed rear garden. This property is being sold with contract holder in situ, for further details and to arrange a viewing please contact the sales team on 01639 760033.

GROUND FLOOR

Hallway

Entrance into hallway via Upvc door, laminate flooring, emulsion walls, ceiling, radiator, light fitting x2, power points, storage cupboard, access to living room.

Living Room

11'11" x 21'7" (3.655 x 6.586)

Laminate flooring, emulsion walls, ceiling, radiator, uPVC window to the front of the property, power points, feature fireplace surround, staircase to first floor. Access to the kitchen.



Kitchen/Dining Room

14'8" x 11'3" (4.481 x 3.448)

Vinyl flooring, emulsion walls, radiator, uPVC patio doors giving access to the rear garden, uPVC window to side, power points, boiler. Fully fitted wall and base units, electric oven with hob, extractor fan, sink and drainer, taps, tiled splash back. Access to the bathroom



Bathroom

7'6" x 17'4" (2.295 x 5.284)

Newly fitted bathroom with vinyl flooring, respatex walls, respatex ceiling, inset light, w.c., wash hand basin, electric shower, shower screen, P shaped bath, frosted windows to the side of the property, radiator.



FIRST FLOOR

Stairs & Landing

Carpet to stairs and landing, papered walls, hand rail, light, radiator, smoke alarm. Access to bedrooms.

Master Bedroom

11'5" x 11'11" (3.483 x 3.640)

Laminate flooring, plastered walls and ceiling, radiator, uPVC window to the front of the property.



Bedroom Two

12'4" x 9'3" (3.760 x 2.842)

Carpet, plastered walls, radiator, uPVC window to the rear of the property.



Bedroom Three

7'2" x 6'5" (2.194 x 1.980)

Laminate flooring, emulsion walls, radiator, uPVC window to the front of the property.



OUTSIDE

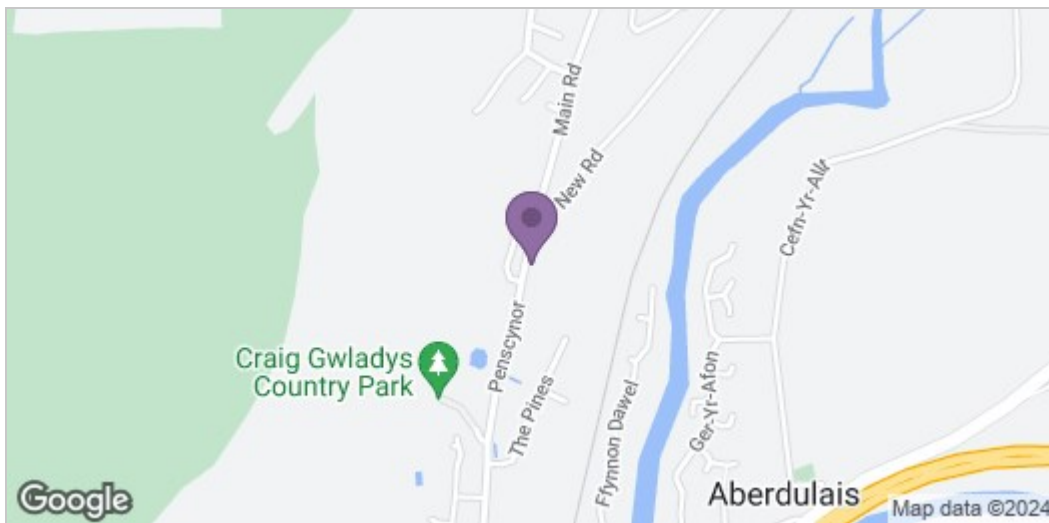
Rear Garden


Access from kitchen via upvc patio doors, onto decking area, fully enclosed with steps leading down to bedding area.



OTHER INFORMATION

Being sold with contract holder in situ. Some photographs taken prior to the contract holder moving into the property in 2020.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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