

4 Charles Street, Neath, SA11 1NF

£110,000

PROPERTY BEING SOLD WITH CONTRACT HOLDER IN SITU..... three bedroom 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. To arrange a viewing please call our office on 01639 760033.

GROUND FLOOR

Entrance Hallway

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

Reception Room One

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

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



Reception Room Two

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

Upvc double glazed window with vertical blinds to rear, under stair cupboard, emulsion walls with coving to ceiling, integrated spot lighting, radiator, carpet.



Kitchen

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

Upvc double glazed window with vertical blinds to side. Fully fitted kitchen with wall and base units in oak with contrasting laminate work surfaces, tiled in between units, 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, radiator, vinyl flooring.



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)

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



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)

Two Upvc double glazed windows with vertical blinds to front, wallpaper walls, central light, radiator, carpet.



Bedroom Three

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

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



Bedroom Two

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

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



EXTERNAL

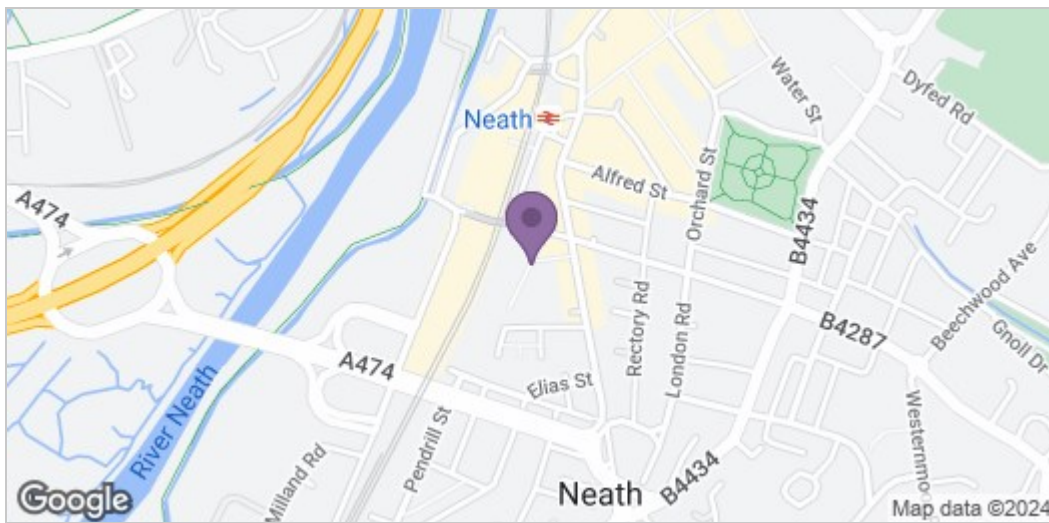
Rear Garden


Rear enclosed courtyard garden.



OTHER INFORMATION

Some photos were taken prior to contract holders moving in.



| Energy Efficiency Rating | | Current | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | 82 |
| (69-80) C | | 68 | |
| (55-68) D | | | |
| (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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