



## 4 Charles Street, Neath, SA11 1NF £110,000

INVESTMENT OPPORTUNITY..... This property has current long-term contract holders with a monthly rental income of £725 making this an attractive investment opportunity for those looking to expand their property portfolio.

Rest assured, this property is up to date with its current Electrical Installation Condition Report (EICR) and gas certificate, ensuring the safety and security of its occupants. Don't miss out on the chance to own a piece of this vibrant neighbourhood - schedule a viewing today and envision the endless possibilities this home has to offer!

This charming terraced house on Charles Street, Neath has two reception rooms, kitchen and bathroom to ground floor with three bedrooms to the first floor and courtyard garden area to rear.

Located conveniently close to Neath town centre, there is easy access to all amenities and easy access to the M4 corridor.

Don't miss the opportunity to invest in this property -

Call PENNAF PREMIER on 01639 760033 to make an appointment to view.

## 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)

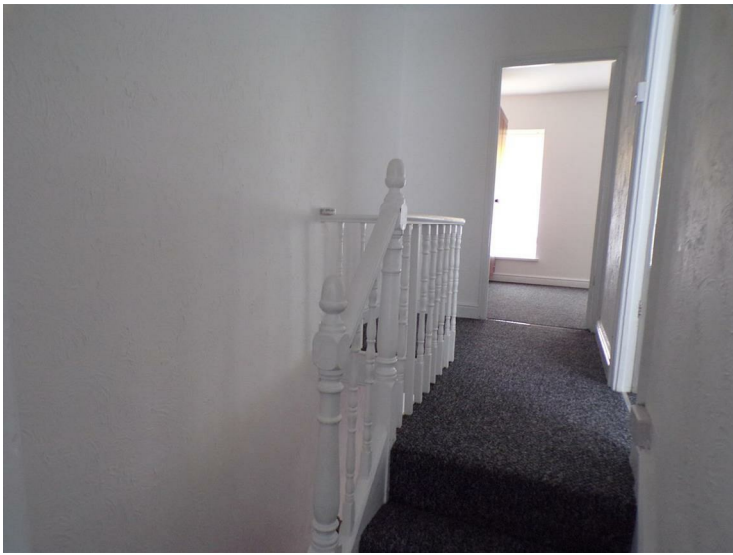
Upvc double glazed window with obscure glass to rear. Three piece suite comprising of panelled bath with shower over, Pedestal wash hand basin, W.C., cladding to the walls, radiator, vinyl flooring.



## 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

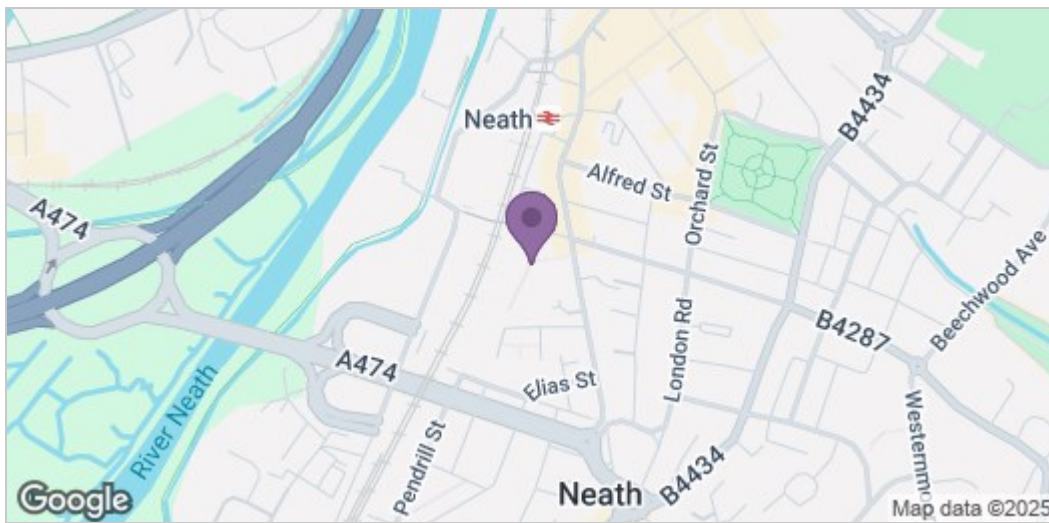
#### Rear Garden


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) <b>A</b>			
(81-91) <b>B</b>			<b>82</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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