



pa peter
alan

Elias Street, offers in the region of £85,000

- No On-going Chain
- Tenant In Situ
- Close to Neath Town Centre
- Large rear garden!
- Well-presented throughout!
- EPC Rating: C
- Council Tax Band: A



pa peter
alan

2 1 1

pa peter
alan

01639 635115
neath@peteralan.co.uk



About the property

Well-presented, generously proportioned and available for sale with a tenant in situ! This excellent investment opportunity is offered for sale on Elias Street, ideally positioned close to Neath Town Centre with no onward chain.

The property benefits from convenient access to a wide range of local amenities, including shops, transport links and town centre facilities, all within easy reach.

Internally, the home is maintained in good condition throughout and comprises a welcoming entrance leading through to a spacious reception room, flowing through to a fitted kitchen. To the first floor, the property compromises two well-sized bedrooms and a family bathroom. Externally, the property truly stands out with a particularly large rear garden, providing valuable outdoor space rarely found so close to the town centre.

Internal viewings are recommended to fully appreciate the condition, location and investment potential this property has to offer.





Accommodation

Lounge

21' 6" x 9' 5" (6.55m x 2.87m)

Kitchen

7' 9" x 6' 10" (2.36m x 2.08m)

Bathroom

Bedroom One

12' 7" x 9' 7" (3.84m x 2.92m)

Bedroom Two

11' 7" x 6' 7" (3.53m x 2.01m)

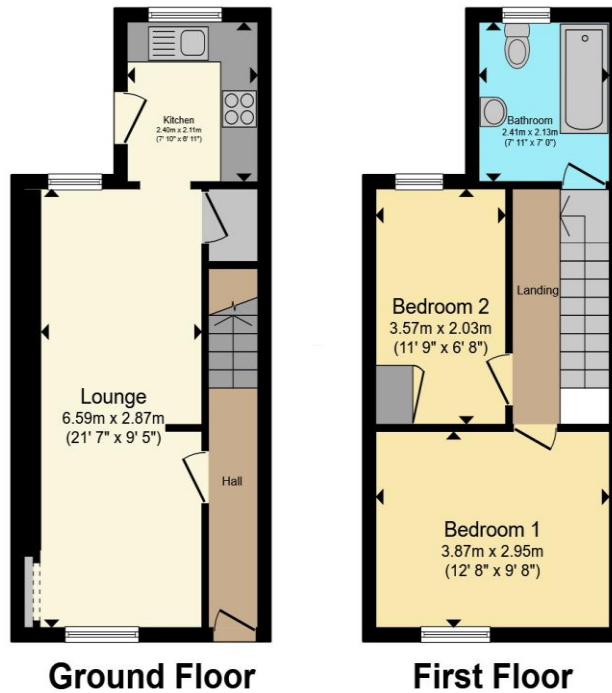
Lounge

21' 6" x 9' 5" (6.55m x 2.87m)

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Floorplan



Total floor area 60.3 m² (649 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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.