

Pendrill Street,

offers over £90,000

- Two Double Bedrooms
- Well Presented
- Well Maintained
- Potential To Modernise
- Convenient Location
- EPC Rating: D
- Council Tax Band : B



2 1 2

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About the property

An ideal investment or first time purchase now available for sale within Neath Town Centre! Boasting convenient links to high street stores, bars, restaurants and a main line train station as well as commuting routes via frequently running buses, the A465 and M4 corridor. Fantastic for visiting Aberavon sea front and the Brecon Beacons National Park.

Internally, the property comprises of an entrance porch & hallway, with stairs to the landing, and flows through to an open plan reception room, dining room, utility space and fitted kitchen. The first floor houses both double bedrooms, access to the loft space and the family bathroom, consisting of a bath with shower over, w.c and hand wash basin.

Internal viewings are highly recommended to truly appreciate this lovely home!

Accommodation

Entrance Hallway

Lounge Area

Dining Area

Dining Room

Kitchen

Utility Room

ntern









Landing

Bedroom One

Bedroom Two

Bathroom

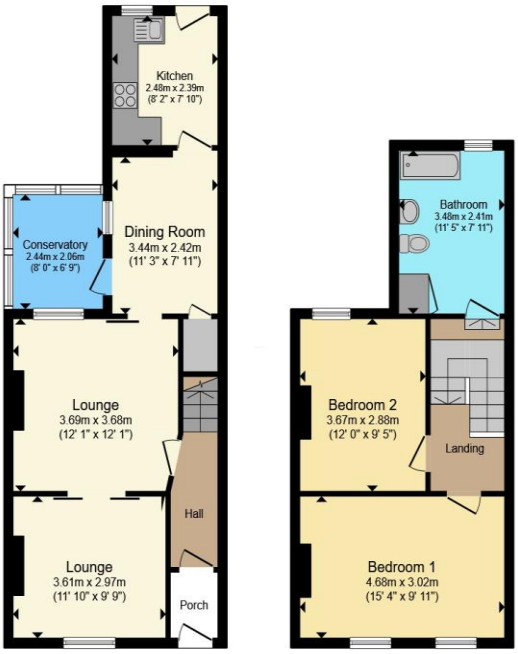
Rear Garden

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.

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Floorplan



Total floor area 92.0 m² (990 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 fitments 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.

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