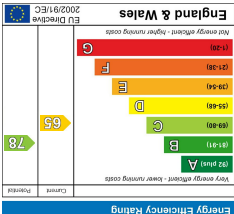
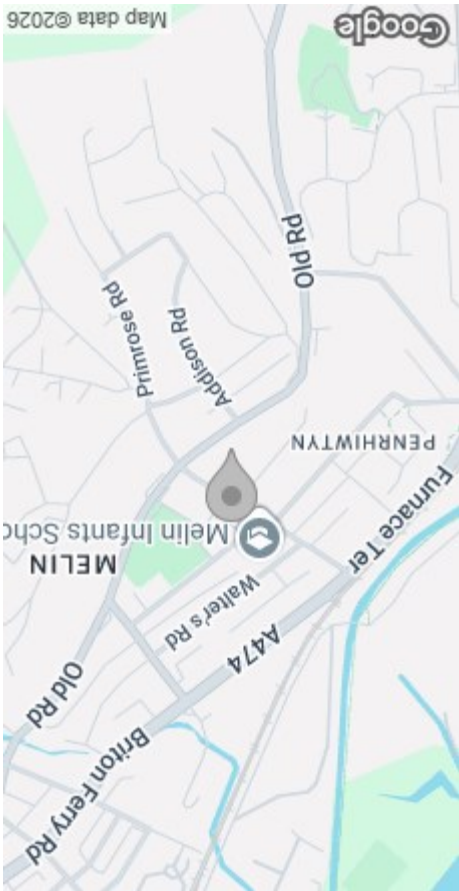


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



113 Old Road
Neath, South Wales, SA11 2DF
Offers Invited £169,950



GENERAL INFORMATION

Situated on the popular Old Road in Neath, this impressive four-storey mid-terrace property represents a fantastic opportunity for buyers, investors and developers looking for a substantial project with genuine potential.

Requiring full renovation throughout, the property offers an excellent blank canvas to create a superb and sizeable family home. With its generous proportions, four-storey layout, five bedrooms and two reception rooms, there is considerable scope to redesign and modernise the accommodation to suit contemporary family living.

The property could also appeal to those looking for a development or investment opportunity, with the existing size and configuration potentially lending itself to alternative layouts, including the possibility of a flats conversion, subject to the necessary planning permissions and consents.

Externally, the property benefits from a generously sized rear garden, adding further appeal and providing valuable outdoor space once the property has been transformed.

This is very much a project property, and prospective purchasers should be prepared for a comprehensive renovation. However, for those with vision, this could be an exciting opportunity to unlock the

FULL DESCRIPTION

PORCH

HALLWAY

LIVINGROOM
15'7" x 14'4" (4.75 x 4.38)

DINING ROOM
13'5" x 13'1" (4.11 x 4.01)

KITCHEN
10'11" x 9'10" (3.35 x 3.02)

STAIRS TO BASEMENT AND FIRST FLOOR

BASEMENT
Multi use area. Previously Work shop/ hair dresser.



RECEPTION/ SITTING ROOM
19'7" x 11'5" (5.97 x 3.50)
Open to large storage area.

WORKSHOP
10'9" x 9'4" (3.3 x 2.86)

FIRST FLOOR LANDING

BATHROOM
9'10" x 7'8" (3.02 x 2.36)

BEDROOM TWO
13'5" x 12'1" (4.11 x 3.7)

BEDROOM ONE
14'4" x 12'1" (4.38 x 3.7)

BEDROOM THREE
10'4" x 7'1" (3.17 x 2.16)

STAIRS TO SECOND FLOOR

BEDROOM FOUR
18'6" x 7'5" (5.65 x 2.28)

BEDROOM FIVE
11'10" x 11'2" (3.63 x 3.42)

EXTERNALLY
To the front - on street parking.
Garden laid to lawn, pathway to front door.
To the Rear - Patio area, lawned garden with garage and rear access.

PARKING
On street parking plus rear access.

COUNCIL TAX BAND C

EPC RATING D

