Clee Tompkinson Francis

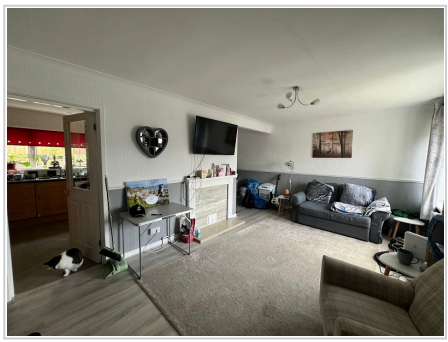
Chartered Surveyors, Valuers, Estate Agents & Auctioneers

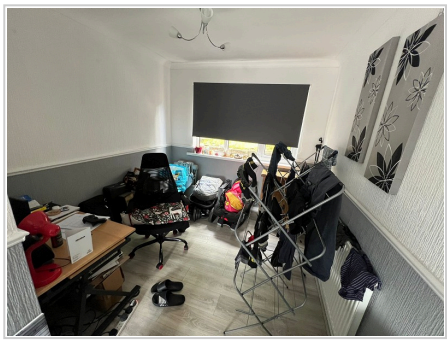
14 Offices Across South Wales

Wheatley Road
Neath
Neath Port Talbot

£120,000











- END TERRACE
- TWO DOUBLE BEDROOMS
- GROUND FLOOR W.C CLOAKROOM
- FIRST FLOOR BATHROOM
- IDEAL FIRST TIME BUY OR INVESTMENT
- POPULAR LOCATION

Ref: PRE12737

Viewing Instructions: Strictly By Appointment Only

0

General Description

Nestled on Wheatly Road in the heart of Neath, this welcoming end terrace property presents an excellent opportunity for both first-time buyers and investors. Boasting two generous double bedrooms, the home provides ample space for family living or a comfortable guest room and home office.

The ground floor opens with a spacious, naturally lit lounge that leads through to a well-proportioned kitchen and dining area—perfect for everyday living and entertaining. Complementing the main accommodation, a handy ground floor cloakroom adds convenience for busy households. Upstairs, you'll find a family bathroom alongside the two double bedrooms, each offering a peaceful retreat.

On street parking is available, ensuring you'll never be far from home after a long day. The property is in average condition, making it an ideal canvas for those wishing to put their own stamp on their new home.

The location is ideal, with Wheatly Road offering easy access to Neath's bustling town centre. Here you'll discover a diverse mix of independent shops, supermarkets, and inviting cafés. For families, highly regarded schools and local parks are nearby, providing both educational and recreational options. Neath railway station is just a short walk away, offering quick connections to Swansea, Cardiff, and beyond, while excellent road links place the M4 motorway within easy reach for commuters.

Nature lovers will enjoy the proximity to the Gnoll Country Park, perfect for scenic walks, picnics, and family days out. The historic town's vibrant community spirit and array of amenities ensure there's something for everyone.

This end terrace home in this sought-after Neath neighbourhood combines space and convenience in a setting rich with amenities and transport links. To appreciate all that this property has to offer, arrange a viewing today.

Accommodation

Entrance Hall

Enter via door to front, laminated flooring, storage cupboard, door into;

W.C. (6' 0" x 5' 1") or (1.82m x 1.54m)

Frosted window to front, laminated flooring, wash hand basin, w.c .

Living Room (19' 6" x 10' 7") or (5.94m x 3.22m)

Double glazed bay window to front, laminated flooring, stairs to first floor, coving to ceiling, feature hearth with surround, radiator.

Dining Area (8' 6" x 8' 5") or (2.58m x 2.57m)

Double glazed window to rear, laminated flooring, radiator, coving to ceiling.

Kitchen (10' 8" x 9' 4") or (3.25m x 2.84m)

A range of wall and base units with work tops over, integrated oven with 4 ring electric hob with extractor fan over, stainless steel sink unit, tiled splash backs, plumbing for washing machine, radiator, window to rear, door to rear leading to rear garden, storage cupboard.

1st Floor Landing

Loft access, doors leading to;

Bedroom 1 (16' 1" x 10' 8") or (4.89m x 3.25m)

Window to front, radiator, storage cupboard.

Cupboard

Airing cupboard housing a gas combi boiler.

Bathroom (7' 5" x 5' 5") or (2.25m x 1.65m)

A three piece bathroom suit which consists of panelled bath with shower over, pedestal wash hand basin, low level w.c, tiled flooring, vinyl flooring, radiator, frosted window to rear.

Bedroom 2 (11' 9" x 9' 11") or (3.58m x 3.03m)

Window to rear, radiator.

EXTERNALLY

To front there are is a front garden with steps leading to the front entrance.
To the rear there is an elevated garden with mainly laid to lawn and gated access.

Services

Mains gas, mains water, mains electricity, mains drainage

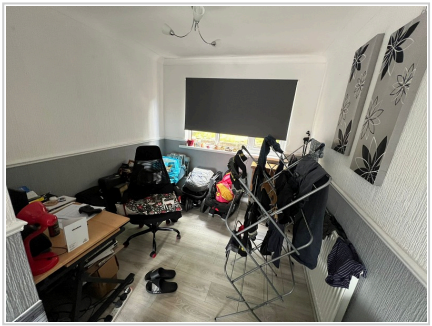
EPC Rating:71

Tenure

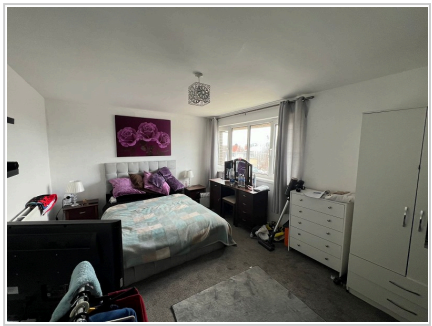
We are informed that the tenure is Not Specified

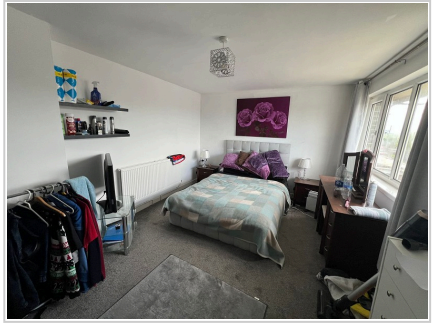
Council Tax

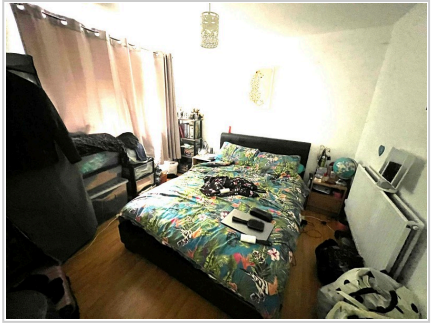
Band B





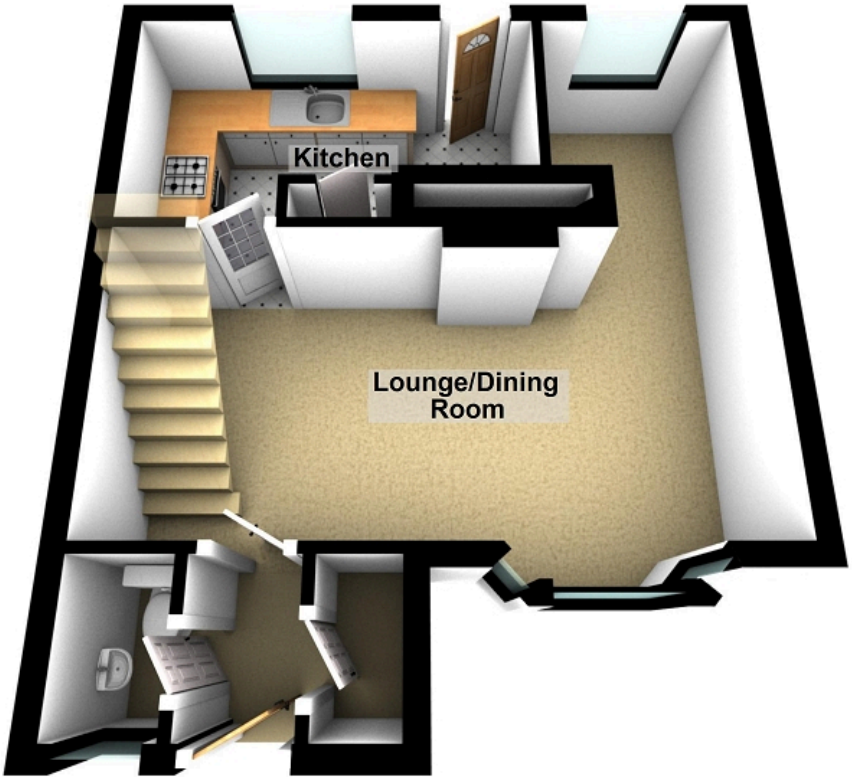




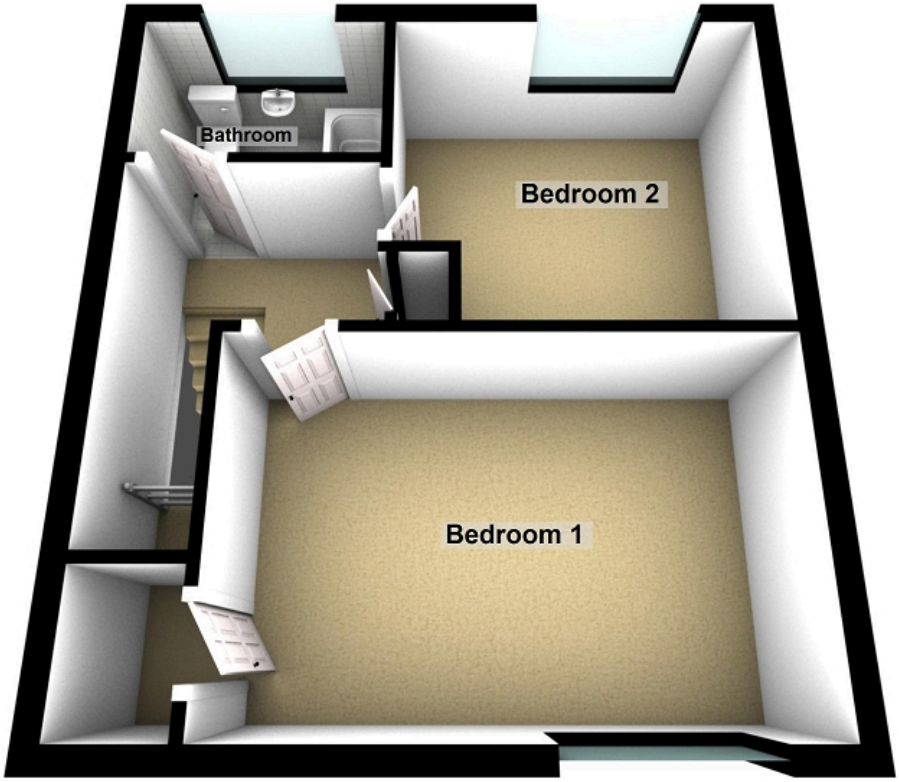




Ground Floor



First Floor



Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.