



1 Taylors Row, Neath, SA11 1SY

Offers In The Region Of £94,950

Offering an exciting opportunity to create a home tailored to individual tastes, this vacant, end terrace property combines character features with excellent potential. Retaining elements of its period charm and benefiting from the practical addition of a ground floor shower room, the property presents an appealing renovation project for those looking to add value and put their own stamp on a home. The accommodation is arranged around a welcoming entrance hallway which leads through to a spacious lounge/dining room, centred around a fireplace that provides a natural focal point. The kitchen sits to the rear alongside a convenient wet room, offering a layout that lends itself well to future enhancement. Upstairs, the bedrooms provide comfortable accommodation, while outside a private courtyard garden offers a manageable outdoor space with scope for further improvement.

The property enjoys a convenient position within easy reach of the amenities of Neath town centre, where a variety of independent shops, cafés, restaurants and everyday services can be found. Nearby green spaces include Gnoll Country Park and Victoria Gardens, both providing attractive settings for walking and recreation. A selection of well regarded schools serves the area, while excellent road connections and nearby rail services make commuting across South Wales straightforward.

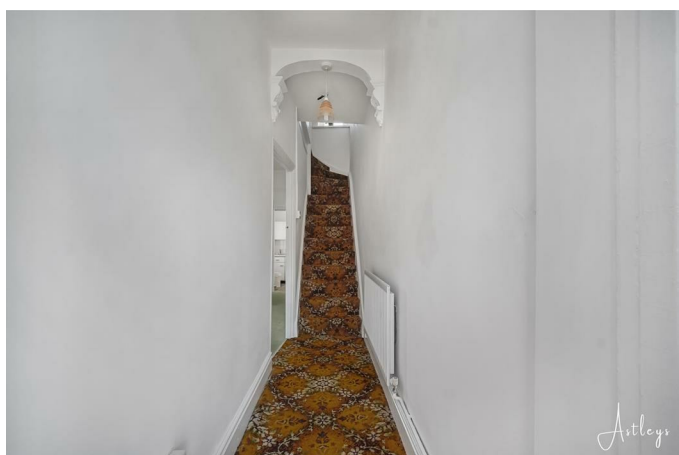
Whether seeking a first home to personalise, a manageable project, an investment opportunity or a property suited to downsizers, this is a home with plenty of potential in an established and well connected location.

Main Dwelling



UPVC door into:

Hallway 13'7 x 3' (4.14m x 0.91m)

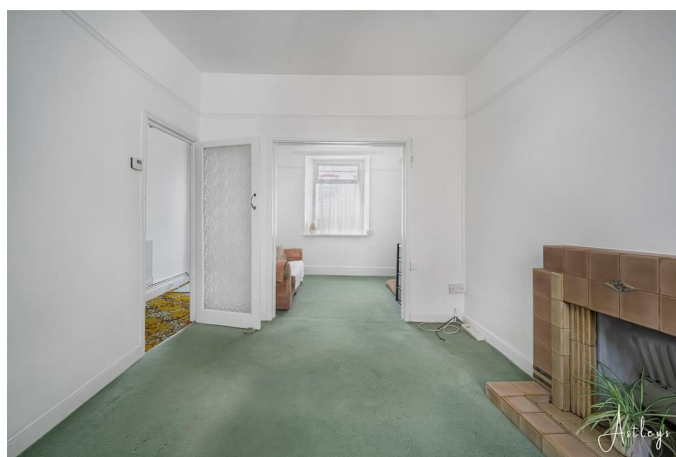


Radiator and stairs to first floor

Lounge/diner 22'6 x 9'6 (6.86m x 2.90m)



Fireplace, understairs storage, storage cupboard housing the boiler, windows to front and back and radiators x 2

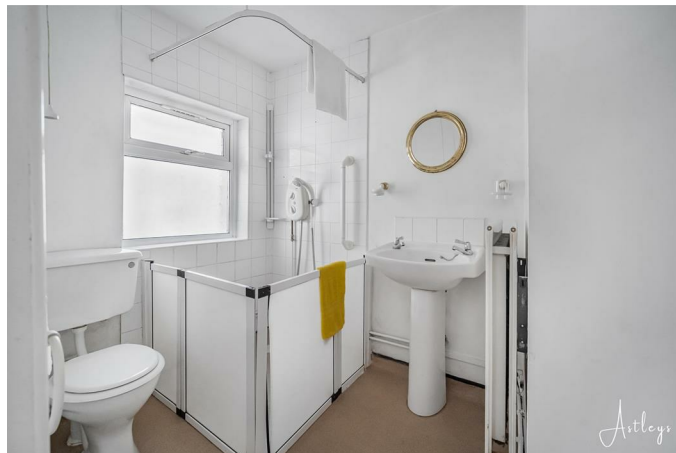


Kitchen 7'6 x 7'8 (2.29m x 2.34m)



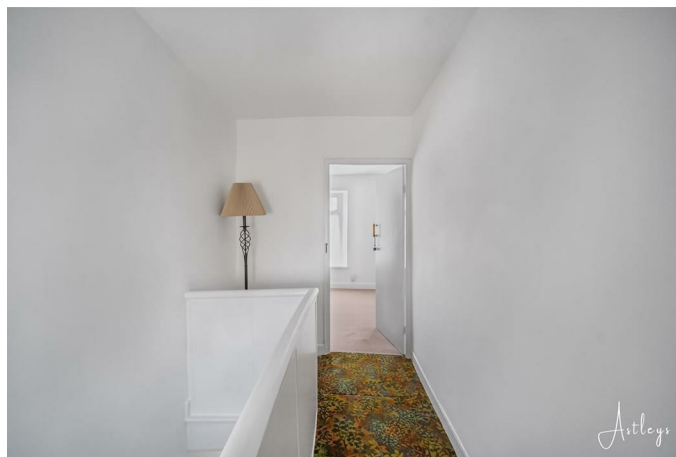
A range of white base and wall units with coordinating counter top, stainless steel sink with drainer, space for fridge, partially tiled and lino flooring,

Wetroom 7' x 6'8 (2.13m x 2.03m)



walk in shower area, white sink and low level w/c, partially tiled walls and radiator

Landing 8'3 x 4 (2.51m x 1.22m)



Window to the back

Bedroom1 13'1 x 9'7 (3.99m x 2.92m)



Windows x 2 to the front and radiator



Bedroom 2 16'6 x 6'9 (5.03m x 2.06m)



Window to the back and radiator



Courtyard



Outside w/c, courtyard garden with gate to the side

Courtyard Area



Drone



Sky
Virgin

Agents Notes

Neath Port Talbot Council Tax Band: B

Annual Price:

£1,977

Agents Notes

Conservation Area :

No

Flood Risk:

River : Medium

Seas : Very low

Floor Area:

0 ft 2 / 0 m 2

Plot size:

0.01 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband:

Basic

7 Mbps

Superfast

80 Mbps

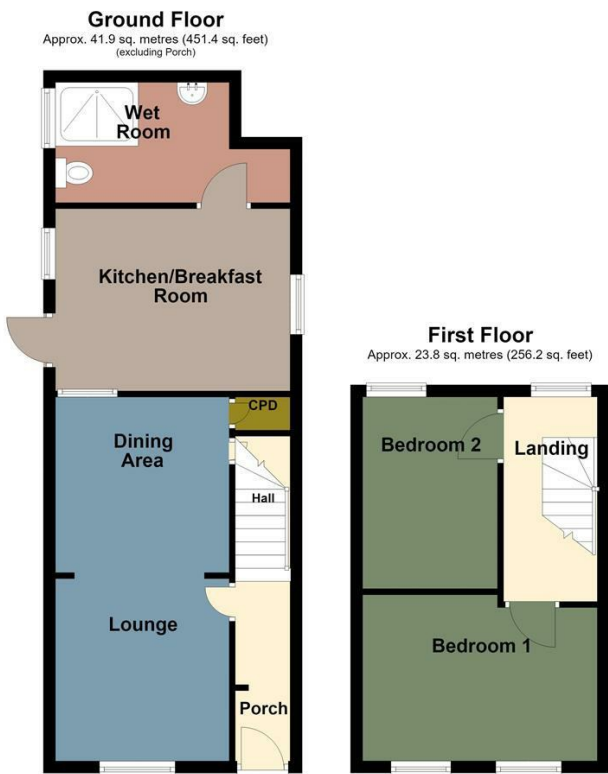
Ultrafast

10000 Mbps

Satellite / Fibre TV Availability:

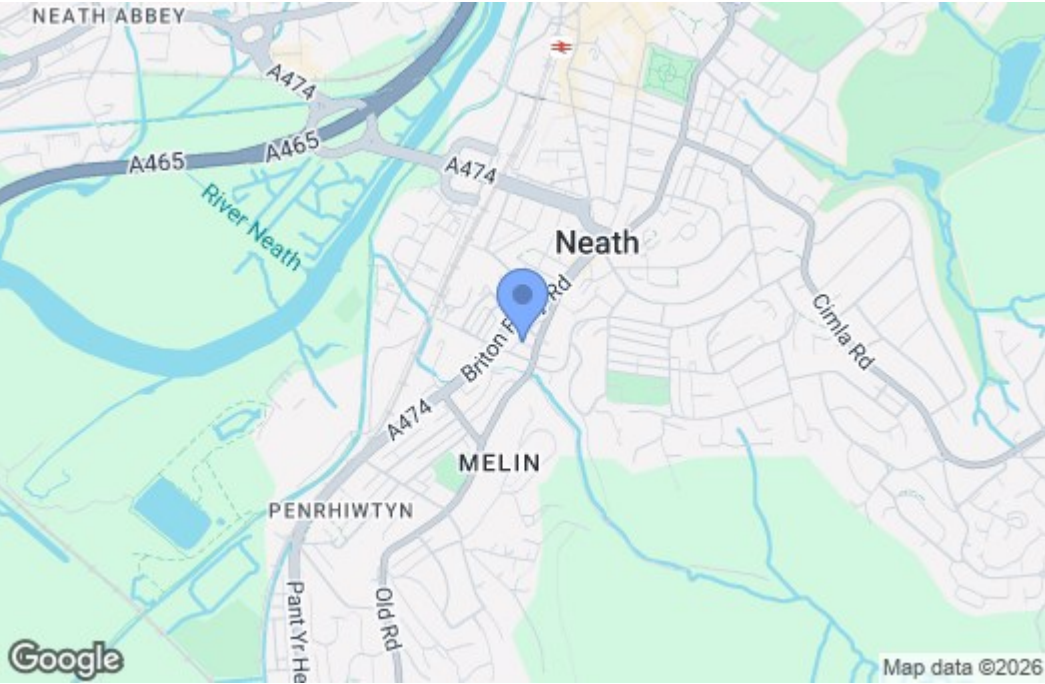
BT

Floor Plan

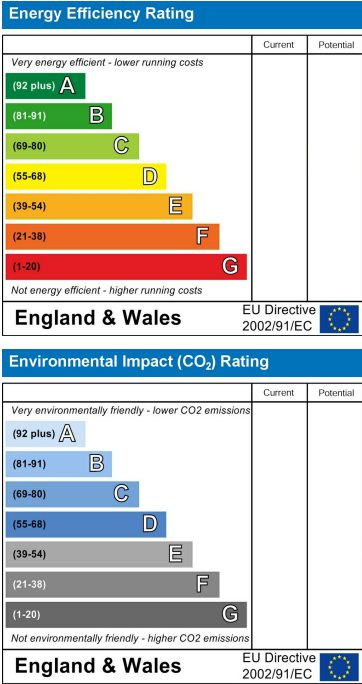


Total area: approx. 65.7 sq. metres (707.6 sq. feet)

Area Map



Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.