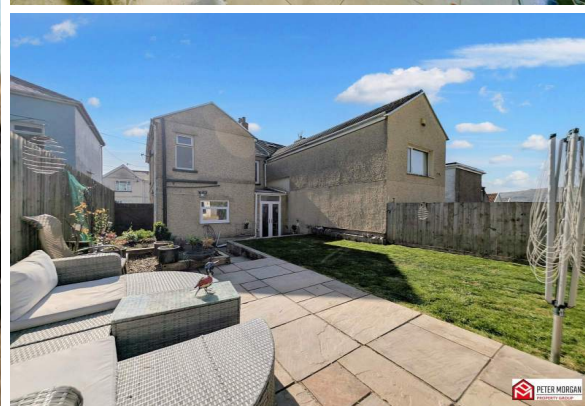




2021  
WALES  
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GOLD WINNER  
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PETER MORGAN

**23 Westbourne Road, Neath, West Glamorgan, SA11 2EP**

**Offers Over £160,000**

## **Main Features**

- End Terraced Family Home
- Three Bedrooms
- Freehold
- Well Presented Throughout
- EPC - TBC / Council Tax - B
- Enclosed Rear Garden With Summer House
- Two Reception Rooms
- Modern Kitchen with Separate Utility Room
- Gas Central Heating
- Need A Mortgage? We Can Help!

## **General Information**

This end terraced family home features three bedrooms and is well presented throughout. Located in a convenient area, it is a freehold property that includes two reception rooms, kitchen with separate utility to the ground floor, three bedrooms and family bathroom to the first floor.

The property boasts an enclosed rear garden, which includes a summer house—perfect for outdoor activities and relaxation. The garden is accessible from the interior, promoting a seamless flow between indoor and outdoor spaces.

The property is conveniently located near various local amenities. Residents can enjoy nearby recreational areas such as Parc Jersey Park, Melyn Park, providing green spaces for outdoor activities. Families will appreciate the proximity to Ysgol Carreg Hir, ensuring easy access to primary education for children. The local sports club, Briton Ferry Llansawel FC, offers opportunities for community engagement and sportsmanship.

## **GROUND FLOOR**

### **Hallway**

uPVC door to side, tiled flooring and staircase to first floor.  
Doors to;

### **Lounge**

Dual windows to front aspect, vertical radiators carpeted flooring and log burner.

### **Dining Room**

Vertical radiator, tiled flooring and storage cupboard.  
Open plan access to;

### **Kitchen**

Appointed with a range of matching wall and base units with work tops over and composite sink with mixer tap and instant hot water tap. Window to rear aspect, built in double oven, gas hob with cooker hood over, tiled flooring and inset ceiling spotlights.

### **Utility Room**

Double Patio doors to rear, tiled flooring, plumbing for washing machine and space for tumble dryer & fridge / freezer.

## **FIRST FLOOR**

### **Landing**

Window to side aspect, vertical radiator, carpeted flooring and access to loft above.  
Doors to;

### **Bedroom One**

Window to front aspect, radiator, carpeted flooring and range of fitted wardrobes.

### **Bedroom Two**

Window to rear aspect, radiator and carpeted flooring.

### Bedroom Three

Window to front aspect, radiator and carpeted flooring.

### Bathroom

Comprising of a low level WC, wash hand basin part of vanity, panelled bath and walk in shower enclosure. Frosted window to rear aspect, vertical radiator, wood-effect laminate flooring, part tiled walls, inset ceiling spotlights and fitted storage cupboard housing a combi boiler serving domestic hot water and gas central heating.

### EXTERNALLY

### Gardens

Front court-yard having side access to rear garden.

Rear

Enclosed rear garden with patio area & steps leading to further patio with lawned area & planting area, access to summerhouse/ workshop to rear, side access lane and outside tap.

### Viewings

Strictly By Appointment Only

### Utilities

Mains Electric, Mains Drainage, Mains Water, Mains Gas (Services not tested)

**Current council tax banding** B

**Current heating type** Combi

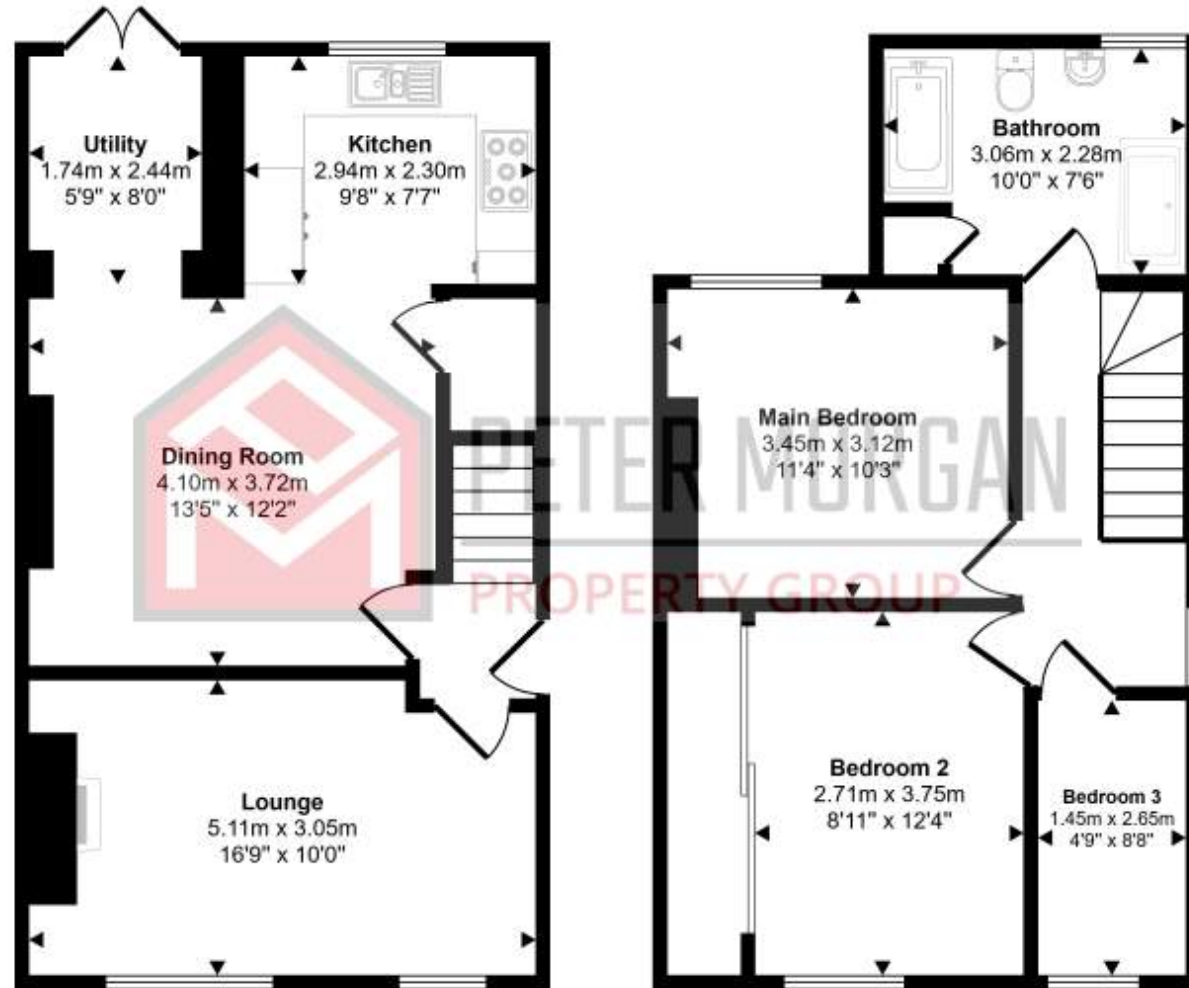
**Tenure (To be confirmed)** Freehold







Approx Gross Internal Area  
92 sq m / 985 sq ft



Ground Floor  
Approx 48 sq m / 518 sq ft

First Floor  
Approx 43 sq m / 467 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

23 Westbourne Road, Neath, West Glamorgan, SA11 2EP

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

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