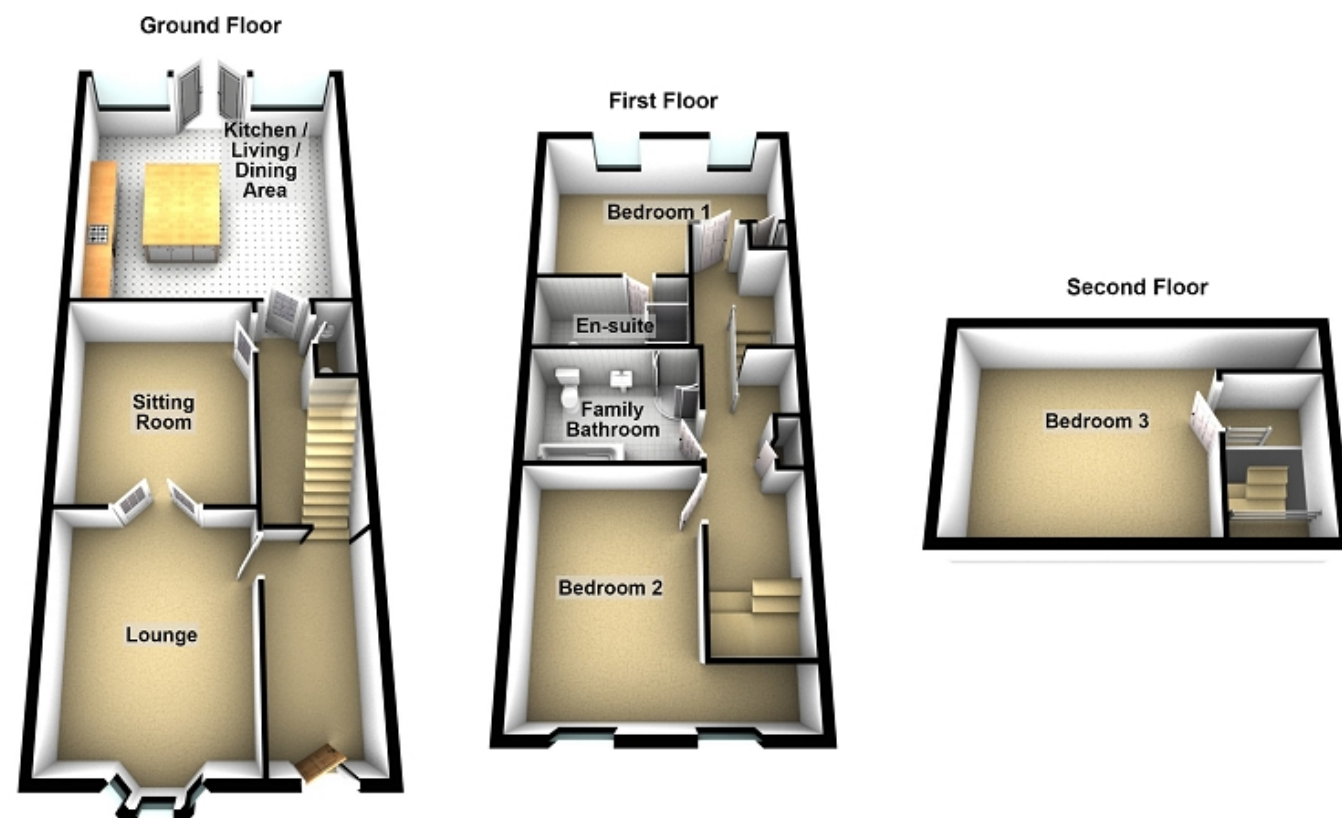
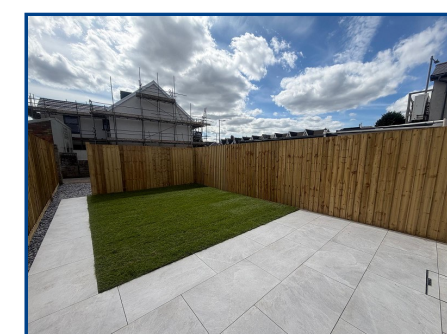
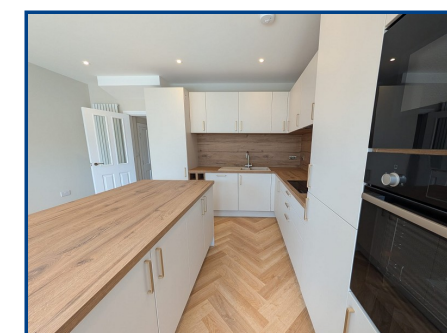




**Leonard Street
Neath
Neath Port Talbot.**

Price **£295,000**

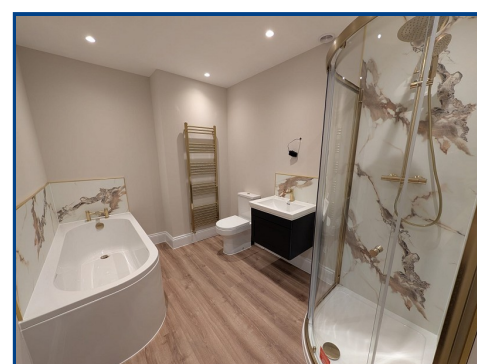
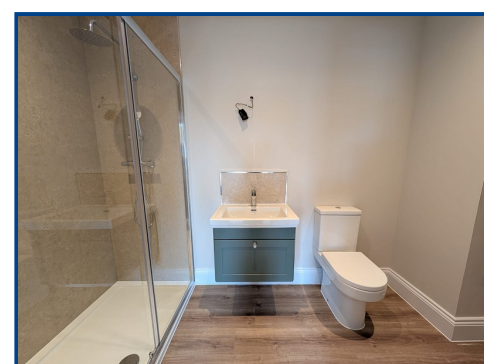


- Beautiful three-bedroom mid-terraced period property
- Fully renovated throughout to an exceptional standard
- Master bedroom with en-suite
- High-specification contemporary kitchen with integrated appliances
- Converted loft providing a versatile third bedroom
- Off-road parking for two vehicles
- Move in ready
- No Chain

General Description

A truly stunning, fully renovated three-bedroom mid-terraced property, finished to an exceptional standard throughout. Combining period charm with contemporary luxury, this beautiful home boasts a high-specification kitchen and bathrooms, stylish herringbone flooring, spacious and versatile accommodation, a generous kitchen/diner with extension, and off-road parking for two vehicles. Ideally situated within walking distance of Neath town centre, this impressive turnkey home is ready to move straight into.

EPC Rating: D55



Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

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Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

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Property Description

A beautifully renovated three-bedroom mid-terraced property, combining period character with stylish contemporary living and finished to an exceptionally high standard throughout.

As you enter the property the ground floor features beautiful herringbone flooring throughout, creating a sophisticated and welcoming first impression while complementing the property's original character.

The accommodation offers two spacious reception rooms, providing excellent flexibility for family living, entertaining or working from home. To the rear is the real heart of the home — an impressive extended kitchen/diner, featuring a brand-new, high-spec contemporary kitchen with a comprehensive range of integrated appliances, including an oven, fridge freezer, dishwasher and washing machine. A central island with breakfast bar provides the perfect space for casual dining and entertaining, while the extension creates a bright and sociable open-plan environment.

To the first floor are two well-proportioned bedrooms, with the principal bedroom benefiting from its own stylish en-suite shower room, alongside a beautifully finished family bathroom.

The third bedroom is located within the converted loft space, offering a versatile additional bedroom, guest room, home office or hobby space.

Externally, the property continues to impress, with a paved patio and lawned garden providing an attractive outdoor space. To the rear is the added convenience of off-road parking for two vehicles, a particularly desirable feature for a property of this type.

The location is equally appealing, with Neath town centre within easy walking distance, providing a wide range of shops, cafés, restaurants and everyday amenities, together with excellent access to local transport links.

This is a truly turnkey home that has undergone a comprehensive renovation, offering the rare combination of period charm, contemporary style and high-specification fixtures and fittings. Early viewing is highly recommended to fully appreciate the quality, finish and space this exceptional property has to offer.

Entrance Hall (25' 09" x 5' 08" x 3' 0") or (7.85m x 1.73m x 0.91m)

Entrance to hallway via half glazed composite door, staircase leading to the 1st floor, herringbone wood flooring throughout the ground floor, radiator.

Sitting Room (11' 09" x 10' 09") or (3.58m x 3.28m)

Bay window to the front, shelved alcoves with under storage cupboard, housing gas & electric meters. Vertical

radiator.
Double doors opening to.

Lounge (11' 06" x 11' 03") or (3.51m x 3.43m)

Vertical radiator. Door access to the hallway.

Cloakroom (5' 04" x 2' 03") or (1.63m x 0.69m)

Vanity hand basin, low-level WC.

Kitchen (14' 06" x 18' 07") or (4.42m x 5.66m)

Wall and base units with worktops over. Wooden splash back, Integrated Bosch induction hob, electric oven and microwave. Integrated fridge, freezer, dishwasher and washing machine. Freestanding centre island with additional storage and breakfast bar. Bowl and a half sink unit. Glass lantern roof, tall windows and double doors leading to garden. Vertical radiators.

Bedroom 1 (14' 09" x 10' 10") or (4.50m x 3.30m)

Window to rear, radiator, storage cupboard housing gas boiler. Door leading to

En Suite (10' 04" x 4' 09") or (3.15m x 1.45m)

Shower, vanity hand basin, W.C, heated towel rail, laminate flooring.

Family Bathroom (10' 03" x 7' 02") or (3.12m x 2.18m)

Corner shower cubicle, panelled bath, vanity hand basin, W.C, heated towel rail, laminate flooring.

Bedroom 2 (16' 05" x 10' 09") or (5.00m x 3.28m)

Windows to front, radiator.

Bedroom 3 (21' 09" x 11' 09") or (6.63m x 3.58m)

Velux window to front, radiator, eaves for storage.

External

loose stone frontage, tiled pathway to front. Enclosed rear garden with patio and lawn area. Parking to rear for 2 vehicles.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B

