



95 Brookfield,, Neath Abbey, Neath, SA10 7EL

Asking Price £340,000

Situated in a sought after location, in a quiet cul-de-sac, close to local schools, easy access for M4 motorway and a short drive to all amenities and facilities at Neath Town Centre, an immaculately presented detached bungalow that has been extended and improved by the present occupiers to a high standard, offering accommodation wholly on one floor to include entrance hallway, sitting room, large extended lounge, kitchen, 3 bedrooms and bathroom/w.c. Externally, there is ample parking to the side driveway and beautifully laid out level garden to the rear.

Side double glazed entrance door with stained glass

Entrance hallway 12'9" x 4'1" (3.89m x 1.24m)



With high gloss oak effect laminate flooring, covered radiator, coved ceiling.

Passageway 22'4" x 2'8" (6.81m x 0.81m)

With cupboard housing gas combination boiler, further storage cupboard, high gloss oak effect laminate flooring, coved ceiling.

Sitting Room 9'4" x 9'4" (2.84m x 2.84m)



With high gloss oak effect laminate flooring, double glazed bay window to front, covered radiator, coved ceiling.

Sitting Room



Sitting Room



Bedroom two 9'9" x 8'9" (2.97m x 2.67m)



With double glazed window to front, radiator, high gloss oak effect laminate flooring.

Bedroom two



Kitchen 9'8" x 8'6" (2.95m x 2.59m)



Fitted with a range of high gloss cream wall and base units with grey marble effect work surfaces, stainless steel sink unit, 4 ring gas hob with extractor canopy over, fitted electric oven, integrated washing machine and fridge/freezer, fully tiled walls and floor, double glazed window to side.

Kitchen



Kitchen



Living Room 19'1" x 14'8" (widest point) x 12'3"
(narrowest poi (5.82m x 4.47m(widest point) x 3.73m
(narrowest poi)



With double glazed french doors and window to both rear and front, white feature fireplace with electric fire (not tested), covered radiator, laminate flooring.

Living Room



Living Room



Living room



Bedroom three 9'3" x 8'7" (2.82m x 2.62m)



With high gloss oak effect laminate flooring, radiator, coved ceiling, double glazed window to side.

Bedroom three



Bathroom/w.c. 8'7" x 7'2" (2.62m x 2.18m)



3 piece suite in white comprising panelled bath with shower over, wash hand basin, w.c., fully tiled walls and floor, spotlights to ceiling, coved ceiling, heated towel rail.

Bathroom/w.c.



Outside



Front garden with astroturf and paved areas. Side driveway providing ample off-road car parking. Side access gate leading to enclosed low maintenance beautifully maintained garden to the rear comprising mostly paved areas, astroturf, raised flower borders, mature trees and shrubs, 2 timber storage sheds and outside water tap.

Outside



Outside



Drone image



Drone image



AGENTS NOTE

Council Tax Band D with an annual payment of

AGENTS NOTE

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

10 Mbps

Superfast

51 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

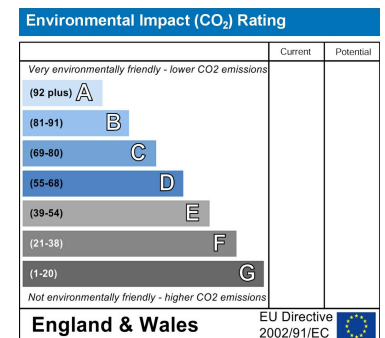
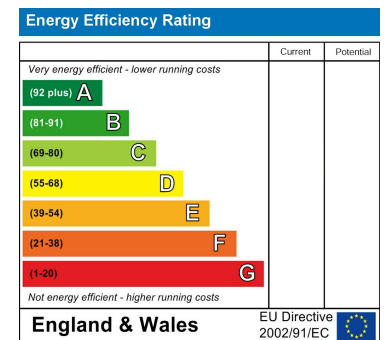
Virgin

Floor Plan

Area Map



Energy Efficiency Graph



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