



## **88 Brookfield, Neath Abbey, Neath, SA10 7EL**

**Offers In The Region Of £289,950**

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, a detached bungalow which has been well maintained by the present owners, offering accommodation wholly on one floor to include entrance hallway, lounge/dining room, 3 bedrooms, kitchen and conservatory. Externally, there is ample parking to the side driveway leading to single attached garage and enclosed attractively laid out garden to the rear.



Side entrance door into:

Entrance hallway 13'8 x 4'8 (4.17m x 1.42m)



Storage cupboard, coving and radiator.

3rd Bedroom 11'5x 9'4 (3.48mx 2.84m)



Window to front, coving and radiator

Living room/diner 19'1 x 12'6 (narrowing to 8'3) (5.82m x 3.81m (narrowing to 2.51m))



White Adam style feature fireplace with gas fire (not tested) , coving and double glazed window to front and radiator, leading to dining area with window to side and further radiator.



**Bathroom/w.c. 7'4 x 8'3 (narrowing to 5'5) (2.24m x 2.51m (narrowing to 1.65m))**



3 piece suite in white comprising w/c, sink and panelled bath with door opening for ease of access, shower over, laminate effect flooring, window to side, radiator.

**Bedroom 2 10'1 x 7'8 (3.07m x 2.34m)**



Window to side and radiator.

**Bedroom 1 11'4 x 10'1 (3.45m x 3.07m)**



Fitted light wood effect wardrobes with window to rear and radiator.





### Kitchen 11'5 x 8'8 (3.48m x 2.64m)



Range of fitted base and wall units in oak effect with co-ordinating work surface, space for fridge freezer, washing machine and dishwasher, laminate flooring, stainless steel sink and drainer and space for freestanding cooker, radiator and window to rear and door to conservatory.



### Conservatory 11'5 x 7'6 (3.48m x 2.29m)



Full glass conservatory with door to rear garden, tiled floor.

### Outside



Front garden laid to lawn with mature shrubs to borders. Side driveway providing off-road parking for 2 cars. Personal access door to garage. Side access gate to enclosed garden to rear which is laid to lawn, patio with flower borders.

## Outside



Three  
O2

Broadband  
Basic  
10 Mbps  
Superfast  
51 Mbps  
Ultrafast  
1000 Mbps

Satellite / Fibre TV Availability  
BT  
Sky  
Virgin

## Outside



### AGENTS NOTE

Council Tax Band D £2281

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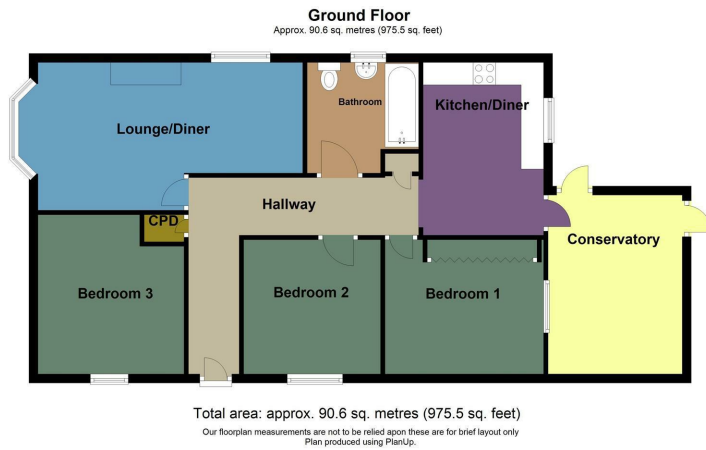
Mobile coverage

EE

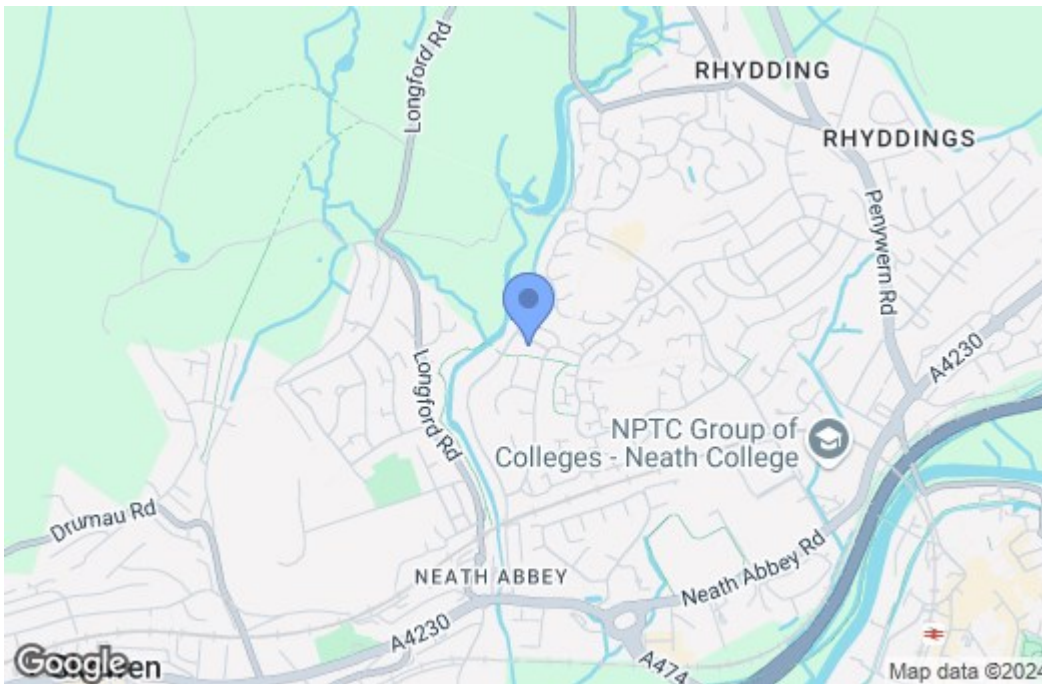
Vodafone



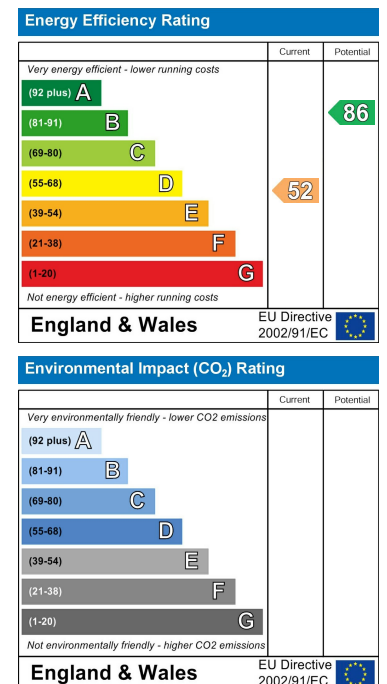
## Floor Plan



## Area Map



## Energy Efficiency Graph



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