



## 32 Mill Race, Neath Abbey, Neath, SA10 7FL

**Price £199,950**

Nestled in the charming Mill Race area of Neath Abbey, this delightful mid link house is a hidden gem waiting to be discovered. Boasting a cosy reception room, three inviting bedrooms, and a well-appointed kitchen and bathroom, this property offers a comfortable and spacious living environment for you and your family.

Step outside into the beautifully landscaped garden at the rear of the property, where you can unwind and enjoy the tranquillity of your surroundings. The well-maintained garden provides the perfect space for outdoor gatherings, children's playtime, or simply basking in the sunshine on a lazy afternoon.

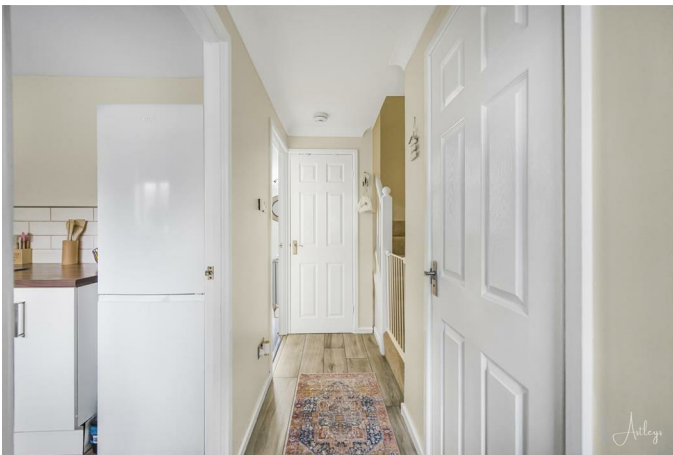
Convenience is key with this home, as it is ideally located close to local schools, making the morning school run a breeze. Additionally, being just a short drive away from Neath town centre, you have easy access to a variety of shops, restaurants, and amenities, ensuring that everything you need is within reach.

## Main dwelling



Composite front entrance door into:

Entrance hallway 11'4" x 3'10" (3.45m x 1.17m)



With laminate flooring, coved ceiling, understairs storage cupboard, radiator, stairs to first floor.

## Cloakroom 6'4" x 2'6" (1.93m x 0.76m)



With 2 piece suite in white comprising vanity sink and w.c., tiled floor, part tiled walls, small radiator, double glazed window to front.

## Kitchen 9'0" x 7'5" (2.74m x 2.26m)



With fitted base and wall units in high-gloss cream with dark oak effect work surfaces over, fitted electric oven with gas hob and extractor canopy over, space for washing machine, integrated dishwasher, space for washing machine, double glazed window to front.

## Kitchen



## Kitchen



'L' shaped lounge/dining room 16'4" x 15'4" (longest) x 10'7" (shortest) (4.98m x 4.67m (longest) x 3.23m (shortest))



With laminate flooring, two radiators, double glazed window and french doors to rear garden.





## FIRST FLOOR

Landing area 6'5" x 2'6" (1.96m x 0.76m)  
With coved ceiling.

Bedroom one 13'3" x 10'9" (4.04m x 3.28m)



With range of fitted wardrobes in white, two double glazed windows to rear, radiator.



Bedroom two 10'11" x 7'2" (3.33m x 2.18m)



With double glazed window to front, radiator, coved ceiling.



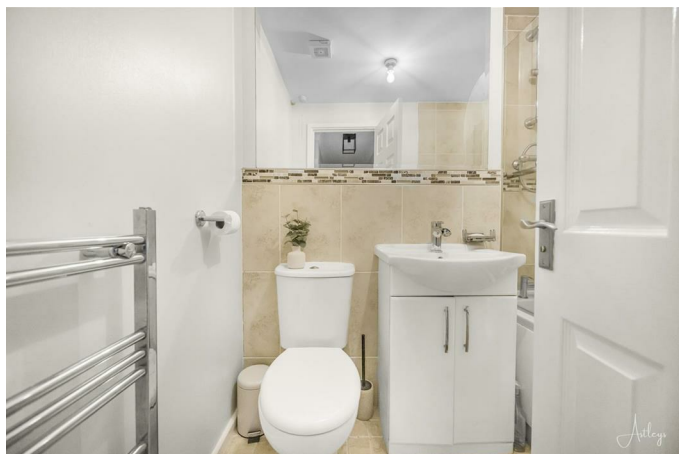
### Bedroom three 10'8" x 7'8" (3.25m x 2.34m)



With fitted cupboard housing gas combination boiler, double glazed window to front, radiator, coved ceiling, access to roof space.

### Bedroom 3

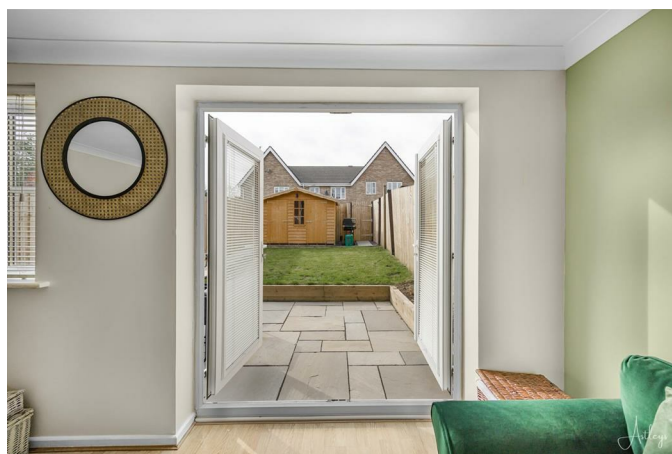
### Bathroom/w.c. 6'7" x 5'4" (2.01m x 1.63m )



3 piece suite in white comprising panelled bath with shower over, w.c. vanity sink, heated towel rail, tiled floor, part tiled walls.



### Outside



Front garden area. Allocated parking space and ample off-road parking for several vehicles which is on the title. Enclosed recently landscaped garden to rear with patio, and lawn, new summerhouse with is split in two with power and light, plumbed for tumble dryer (this summer house subject to negotiation).

Outside



Outside



Outside



Drone image

Main dwelling,



Outside



**AGENTS NOTE**

Conservation Area  
No

Flood Risk  
No Risk

Floor Area  
742 ft<sup>2</sup> / 69 m<sup>2</sup>  
Plot size  
0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Superfast

80 Mbps

Ultrafast

9000 Mbps

Satellite / Fibre TV Availability

BT

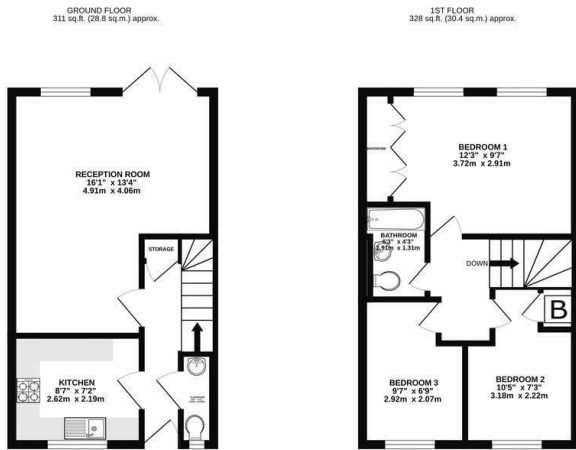
Sky

Virgin

**AGENTS NOTE**

Council Tax - Band D £2281

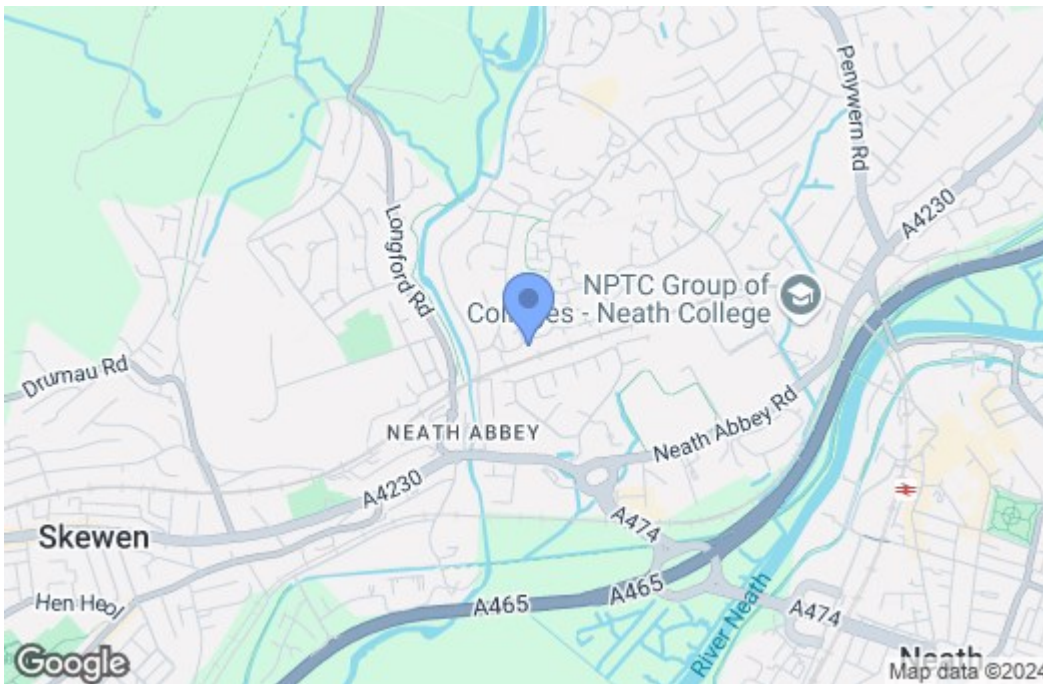
# Floor Plan



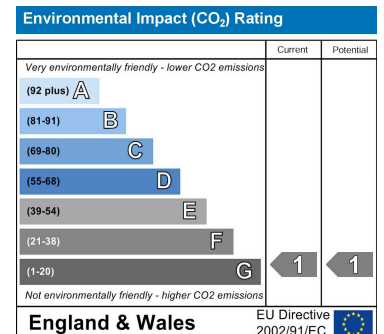
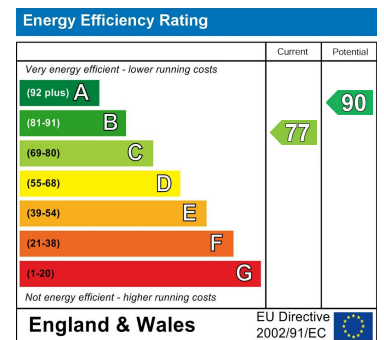
**TOTAL FLOOR AREA:** 639 sq ft. (59.3 sq m) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other space are approximate and do not necessarily conform to any one standard or the other. This plan is for illustrative purposes only and should not be used as a basis for the prospective purchaser. The contents, systems and appliances shown have not been tested and are guaranteed only to the extent specified in the contract documents.  
Made with SketchUp (2023)

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.