



63 Longford Road, Neath Abbey, Neath, SA10 7HE

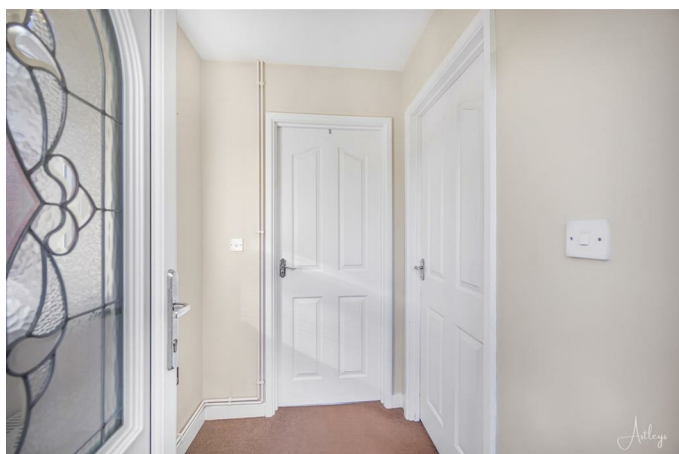
£230,000

Located in a popular area, this home is surrounded by picturesque countryside walks, providing the perfect opportunity to explore the great outdoors right on your doorstep. For families, the proximity to local schools ensures that education is just a stone's throw away. Additionally, being a short distance from Neath town centre means that all amenities and conveniences are within easy reach. Welcome to Longford Road, Neath - a charming semi-detached house that offers the perfect blend of comfort and convenience. This delightful property boasts 2 reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With 3 cosy bedrooms, there's plenty of space for the whole family to unwind and recharge. Step inside to discover a well-appointed kitchen, ground floor wet room adds a touch of luxury and convenience to everyday living, making this property a truly special find. Outside, a large garden to the rear of the property offers a tranquil retreat where you can relax and unwind in the fresh air. Whether you're a keen gardener or simply enjoy al fresco dining, this outdoor space is sure to impress.

Main Dwelling

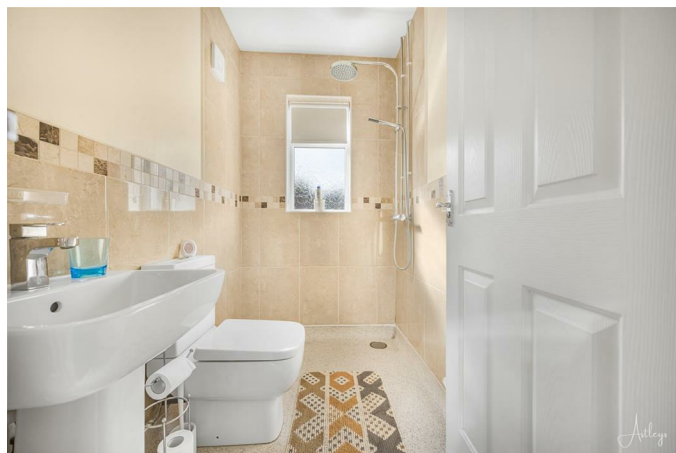


**Front double glazed entrance door into:
Entrance porch 6'2" x 4'4" (1.88m x 1.32m)**



With radiator, double glazed window to side, door into:

Wet Room 6'5" x 4'3" (1.96m x 1.30m)



With walk-in shower, w.c., sink, antislip flooring, double glazed window to rear, fully tiled walls.

Entrance hallway 10'2" x 9'8" (3.10m x 2.95m)



With understairs storage area, radiator, stairs to first floor.

Dining Room 10'9" x 9'6" (3.28m x 2.90m)



With laminate flooring, radiator, dado rail, ornate coving, double glazed window to front.



Living Room 14'2" x 11'2" (4.32m x 3.40m)



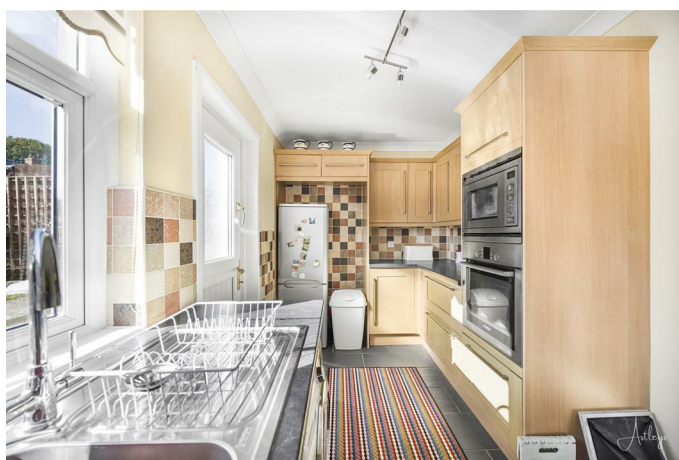
With Cream feature fireplace with marble effect insert and hearth, fitted electric fire (not tested), ornate coving, dado rail, double glazed window to front, radiator.



Kitchen 14'8" x 7'7" (4.47m x 2.31m)



With fitted base and wall units in light oak with black fitted work surfaces, stainless steel sink and drainer, built-in Bosch electric oven, separate gas hob with extractor over, built-in microwave, space for American fridge/freezer and washing machine, part tiled walls, tiled floor, coved ceiling, 2 double glazed windows and stable door to rear.



FIRST FLOOR

Half landing

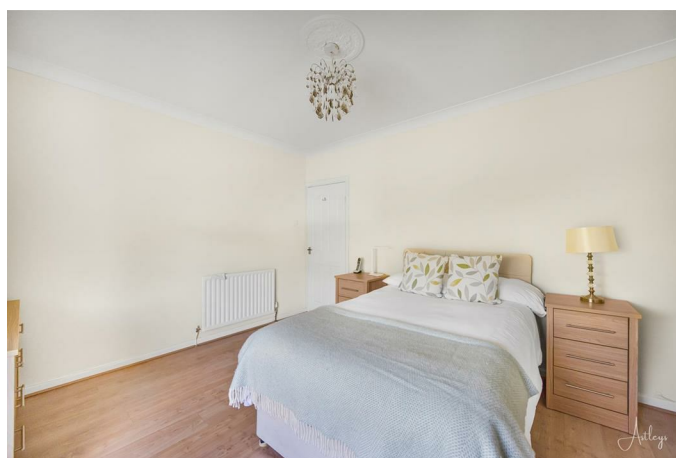


With double glazed stained glass window to rear.

Landing area

With built-in cupboard housing gas central heating boiler, access to roof space via pull down ladder which is boarded with power and light.

Bedroom one 15'1" x 10'2" (4.60m x 3.10m)



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



Bedroom two 10'1" x 8'4" (3.07m x 2.54m)



With range of fitted wardrobes with sliding doors, laminate flooring, coved ceiling, double glazed window to rear.



Bedroom three 11'3" x 7'7" (3.43m x 2.31m)



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



Bathroom/w.c. 7'5" x 4'3" (2.26m x 1.30m)



With 3 piece suite in white comprising panelled bath with shower over, w.c., wash hand basin, tile effect laminate flooring, fully tiled walls, double glazed window to rear, small radiator.

Outside



Front garden laid to lawn with flower borders. Side access gate leading to good size enclosed garden to rear which is laid to mostly lawn with timber garden shed. Outside water tap.



Drone



AGENTS NOTE

Council Tax Band C £2028

AGENTS NOTE

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

13 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

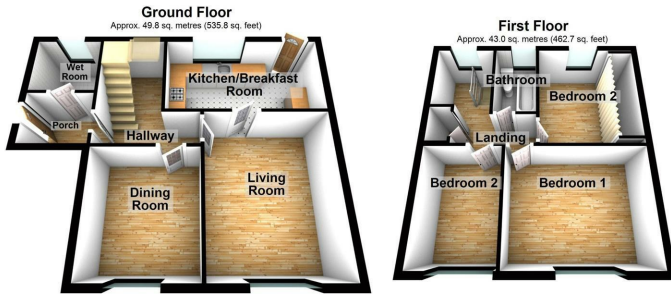
Satellite / Fibre TV Availability

BT

Sky

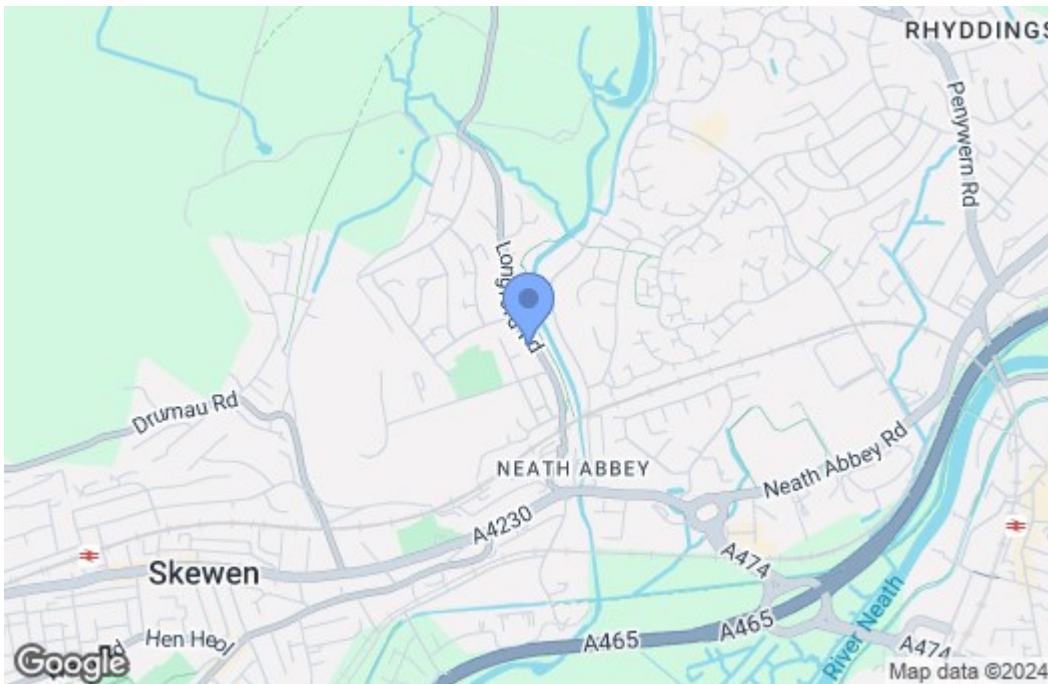
Virgin

Floor Plan

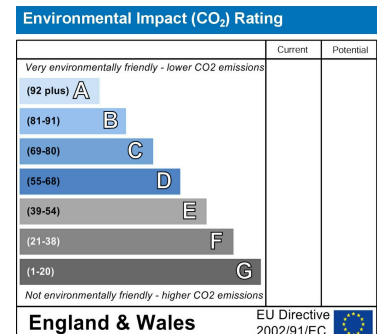
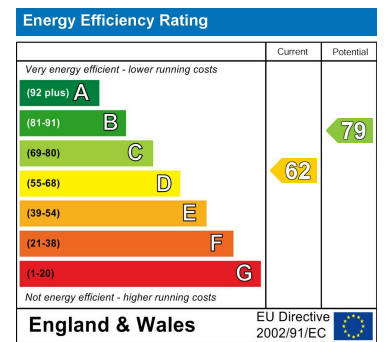


Total area: approx. 92.8 sq. metres (998.5 sq. feet)
Our floorplan measurements are not to be relied upon these are for brief layout only
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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