



42 Dol Werdd, Neath, SA10 7QX

Offers In The Region Of £225,000

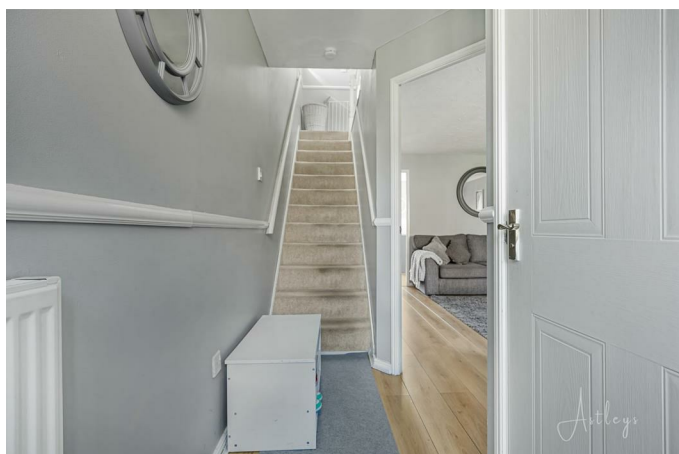
Nestled in the sought-after area of Dol Werdd, Neath, this charming semi-detached house offers a delightful blend of comfort and convenience. With its prime location, residents will find themselves just a stone's throw away from local schools, picturesque countryside walks, and the bustling amenities of Neath town centre. This well-appointed home boasts two inviting reception rooms, providing ample space for relaxation and entertainment. The ground floor features a spacious living room, a kitchen/breakfast room and a versatile second reception room, which has been thoughtfully converted from the garage. Additionally, a convenient cloakroom enhances the practicality of the living space. Upstairs, you will discover three well-proportioned bedrooms, ideal for families or those seeking extra space. The first-floor bathroom is designed for comfort and functionality, catering to the needs of modern living. Outside, situated on a corner plot, the property benefits from off-road parking at the front with large level garden to the rear. This semi-detached home combines spacious living with a desirable location. It is perfect for families or anyone looking to enjoy the best of both town and countryside living.

Main Dwelling



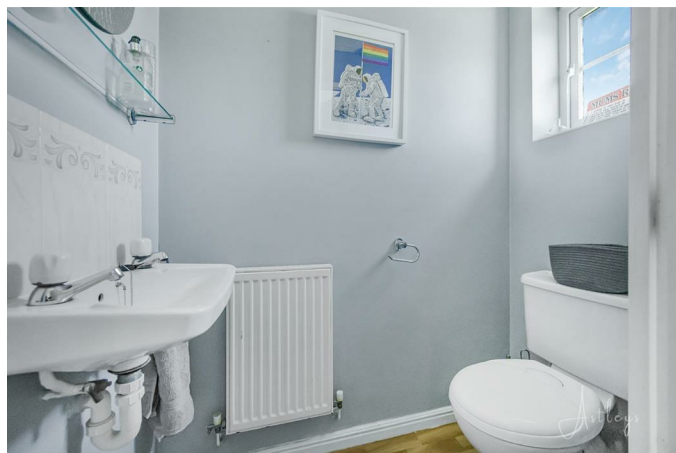
Front double glazed door into:

Entrance hallway 12 x 3'3 (3.66m x 0.99m)



With double glazed window to front, radiator.

Cloakroom 2'9 x 5'3 (0.84m x 1.60m)



2 piece suite in white comprising w.c. and wash hand basin.

Living room 15'1" x 14'9" (4.6m x 4.52m)



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



Kitchen/diner 14'9" x 14'9" (4.5m x 4.52m)



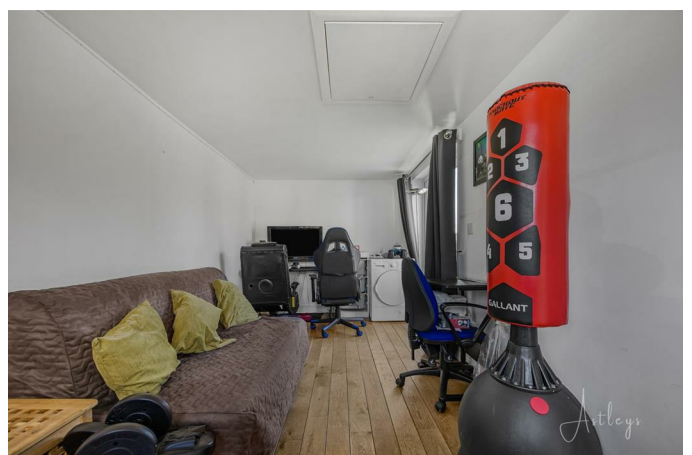
Fitted with a range of base and wall units in grey, stainless steel sink unit with tiled splashback, plumbed for washing machine, built-in electric oven, gas hob and extract over, space for fridge/freezer, understairs storage cupboard, laminate flooring, double glazed french doors and window to rear garden.



**Second reception room/playroom 483m x 234m
(147.22mm x 71.32mm)**



With double glazed window to front and french doors to rear, wooden flooring and radiator.



FIRST FLOOR

Landing area

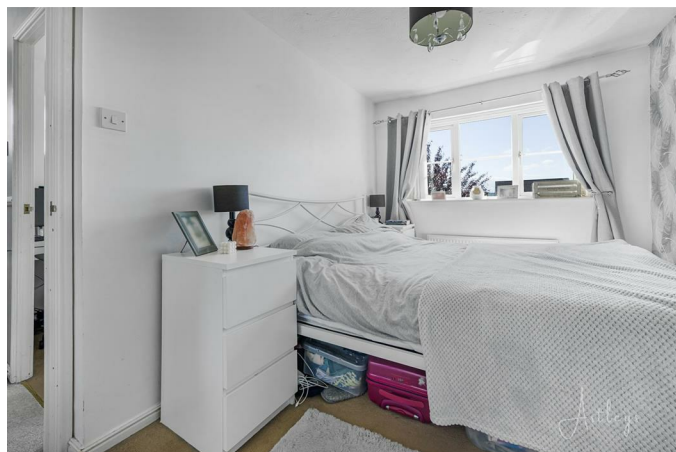


With double glazed window to side, airing cupboard with gas combination central heating boiler, access to roof space which is part boarded.

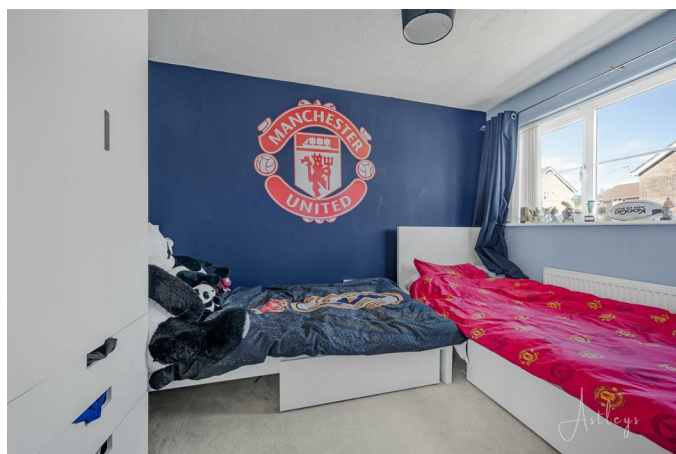
Bedroom one 378m x 246m (115.21mm x 74.98mm)



With range of fitted wardrobes, double glazed window to rear, radiator,

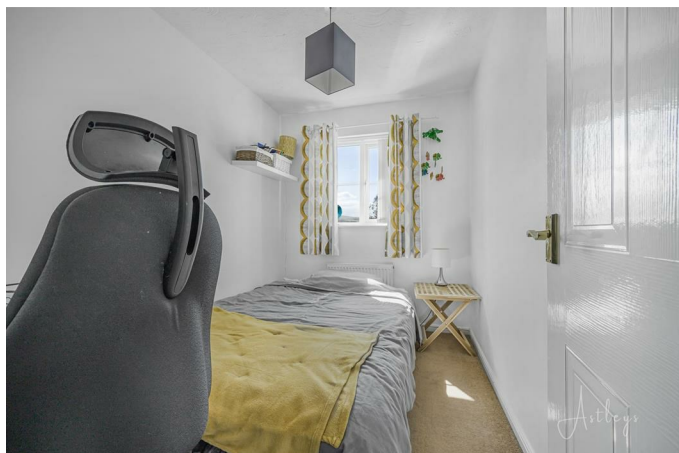


Bedroom two 333m x 26m (101.50mm x 7.92mm)



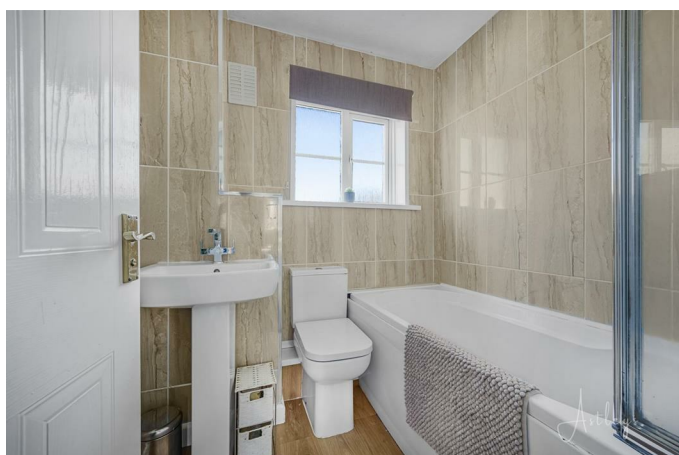
With range of fitted wardrobes, double glazed window to front, radiator,

Bedroom three 274m x 198m (83.52mm x 60.35mm)



With radiator and double glazed window to rear.

Bathroom/w.c. 6'0" x 5'4" (1.83m x 1.65m)



3 piece suite in white comprising w.c., wash hand basin, panelled bath with shower mixer tap over head and glass screen, tiled walls, laminate flooring, heated towel rail, double glazed window to front.

Outside



Front garden laid to lawn. Side driveway providing off-road parking. Large enclosed level garden to rear which is laid to patio and lawn and there is an outside water tap.



Drone photograph



AGENTS NOTE

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

77 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

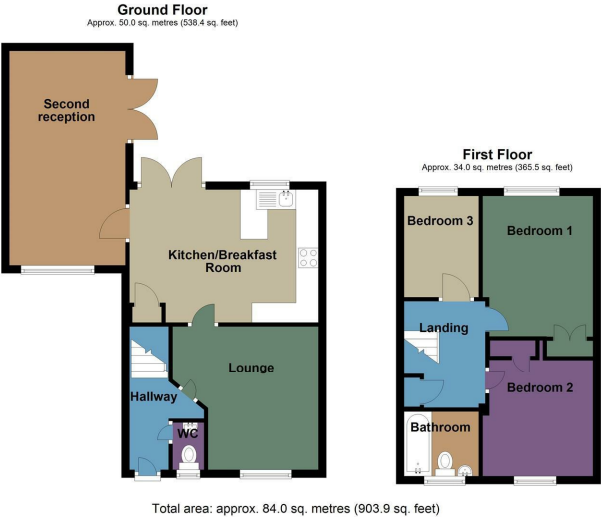
Sky

Virgin

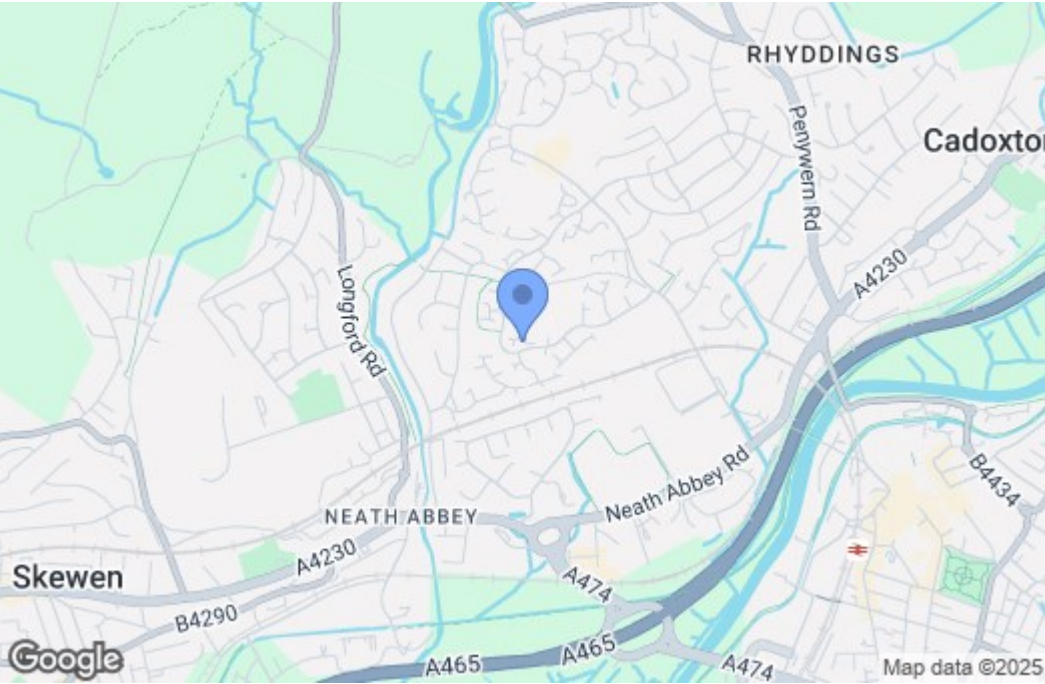
AGENTS NOTE

Council Tax Band C £2170

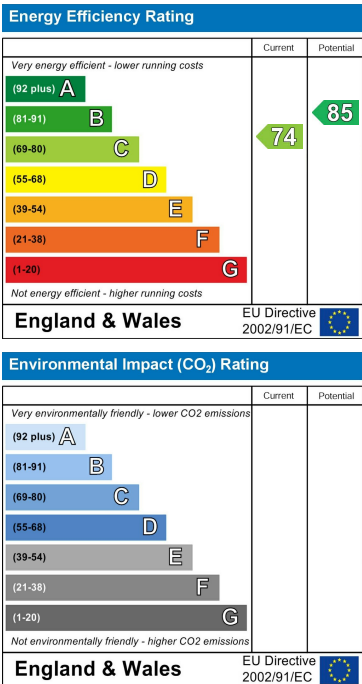
Floor Plan



Area Map



Energy Efficiency Graph



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