

45 Highland Gardens, Neath, SA10 6PJ

Offers In The Region Of £180,000

Nestled in the desirable Highland Gardens area of Neath Abbey, this charming two-bedroom semi-detached house presents an excellent opportunity for first-time buyers, small families, or those seeking to downsize. Spanning an inviting 495 square feet, the property boasts a well-designed layout that includes a welcoming lounge, a kitchen/diner, and a bathroom. The lounge is particularly noteworthy, featuring patio doors that open onto a delightful patio area where one can enjoy breathtaking, uninterrupted views of the surrounding countryside. This outdoor space is ideal for relaxation or entertaining guests, making it a true highlight of the home. Additionally, the property benefits from a generous driveway, providing off-road parking for multiple vehicles. Given its appealing features and prime location, early viewing is highly recommended to fully appreciate all that this lovely home has to offer.

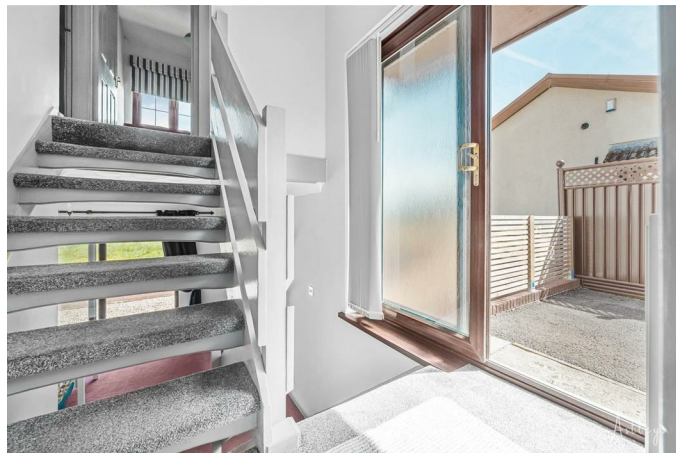
Main dwelling



Front Garden



Hallway 6'2 x 2'9 (1.88m x 0.84m)



UPVC front door into hallway with radiator, stairs up to bedrooms and down to the lounge.

Bathroom 7'4 x 4'6 (2.24m x 1.37m)



Tiled floor, white bathroom suite with pedestal sink, w/c and panelled bath with shower over, tiled walls and radiator and window to the front.

Kitchen 12'4 x 8'4 (3.76m x 2.54m)



Tiled floor, range of white base and wall units with black work surface, space for fridge/freezer and washing machine, electric oven and hob, sink and drainer with mixer taps, partially tiled walls, window to front.



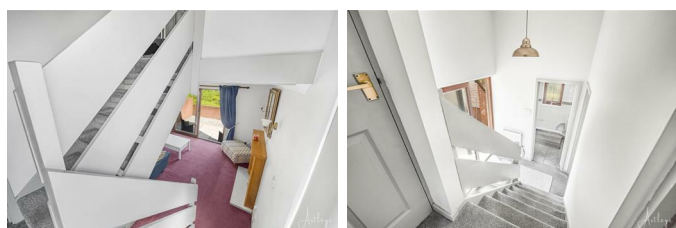
Lounge 14'6 x 11'2 (4.42m x 3.40m)



Feature fireplace, double doors out to the patio, radiator.

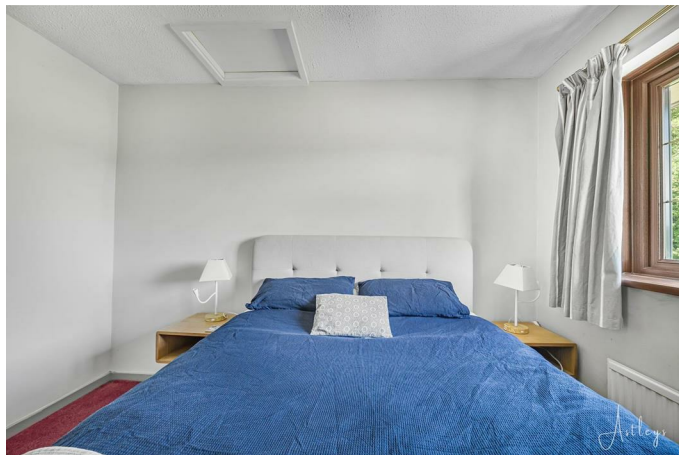


Landing 3'7 x 2'7 (1.09m x 0.79m)



Cupboard housing the boiler and storage space.

Bedroom 1 10'7 x 8'3 (3.23m x 2.51m)



Window to back and radiator.



Bedroom 2 7'7 x 5'9 (2.31m x 1.75m)



Window to back and radiator.

Garden



Lawned front garden with a range of mature shrubs, decked area to the side, steps down to the patio which is paved and shingled, shed with electricity.





Drone



Agents notes

Neath Port Talbot Council Tax Band: B

Annual Price: £1,898

Conservation Area: No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:
495 ft 2 / 46 m 2
Plot size:
0.07 acres

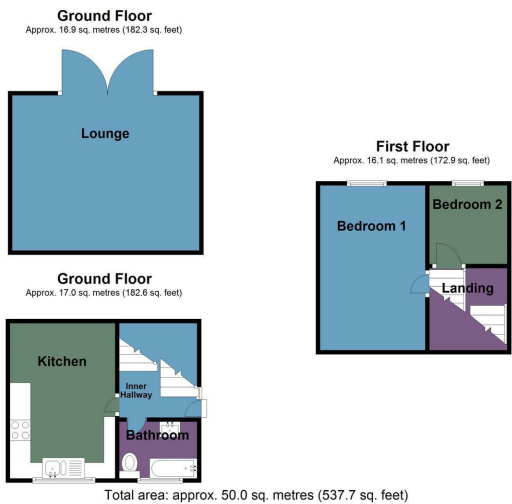
Agents notes

Mobile coverage:
EE
Vodafone
Three
O2

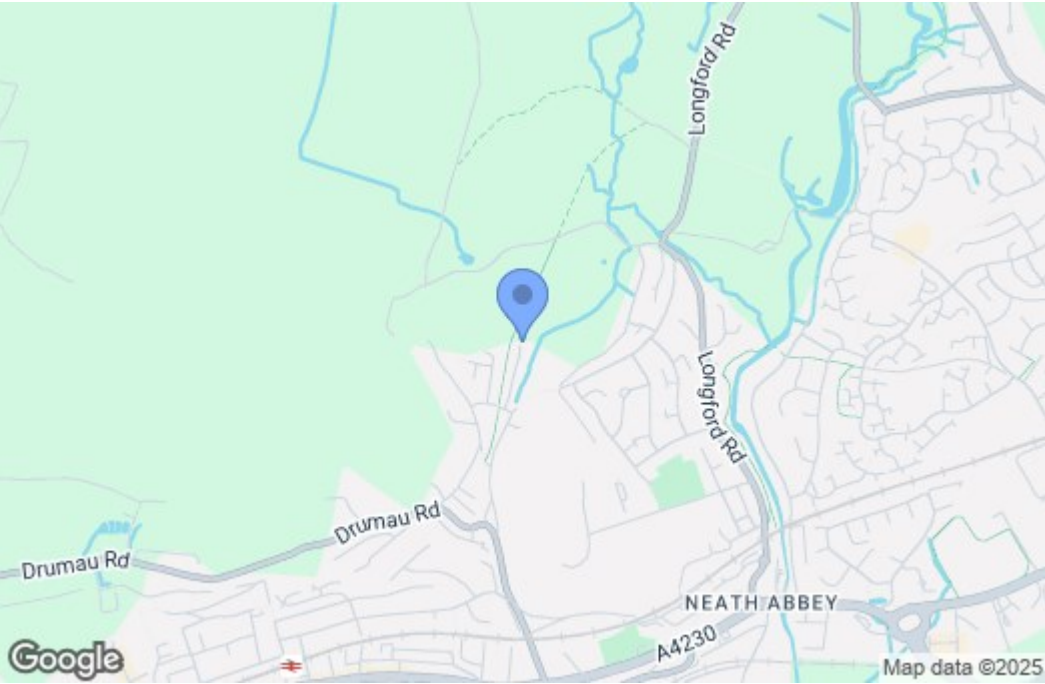
Broadband:
Basic
13 Mbps
Superfast
60 Mbps
Ultrafast
1000 Mbps

Satellite / Fibre TV Availability:
BT
Sky
Virgin

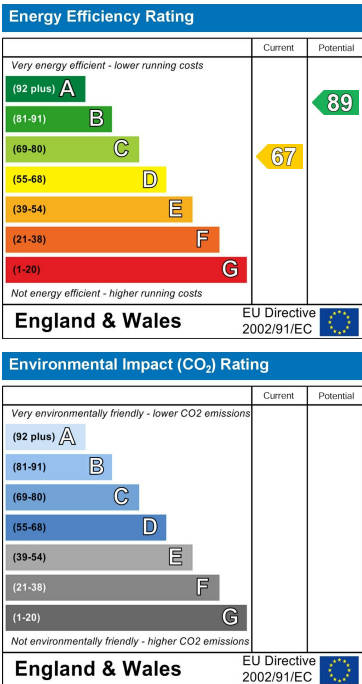
Floor Plan



Area Map



Energy Efficiency Graph



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