



## 71a Stratton Way, Neath Abbey, Neath, SA10 7AS

**£259,950**

Immaculately presented throughout, this detached bungalow is situated in a highly desirable area. Originally built as a three-bedroom home, the current owners have extended the kitchen into the third bedroom, creating a spacious and modern kitchen area. However, the layout could easily be reconfigured to reinstate the third bedroom if desired. The property features two generously sized double bedrooms, both with built-in wardrobes, a stylish and modern fitted kitchen, and a well-maintained interior throughout. Externally, there is a driveway providing off-road parking and a single garage. Offered with vacant possession, this is a fantastic opportunity to secure a beautiful home in a prime location.



## Main dwelling

### Hallway 5'2" x 5'2" (1.586 x 1.579)

Enter through a uPVC front door into a hallway featuring a double-door storage cupboard, which also houses the wall-mounted boiler. The space is finished with tiled flooring, a plain and coved ceiling, and a radiator.

### Lounge 23'7" x 12'2" (7.211 x 3.718)



A generously sized lounge featuring a striking fireplace with a marble hearth and inset, incorporating an electric fire. The room is finished with oak-style laminate flooring, a large bay window to the front allowing for plenty of natural light, and a central heating radiator.



### Kitchen 22'2" x 7'5" (6.767 x 2.273)



A stylish and modern kitchen featuring country cream-coloured fronted units. The layout includes space for a washing machine and fridge freezer, an electric hob with extractor hood above, and a built-in oven and grill. A stainless steel sink with drainer and mixer tap sits beneath a side-facing window, with a matching door providing access to the exterior. The kitchen also offers ample room for a dining table—utilising space that was originally part of the third bedroom. Finished with tiled flooring and a radiator, this bright and functional kitchen is ideal for everyday living.



**Dining area**



**Inner hallway 13'10" x 3'6" (4.236 x 1.073)**

Continuation of the oak effect laminate flooring from the lounge and a built-in-storage cupboard.

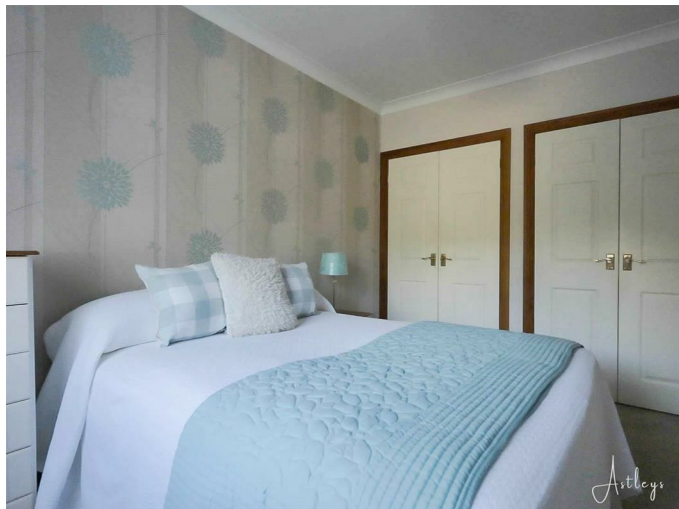
**Bedroom one 12'4" x 11'5" (3.774 x 3.481)**



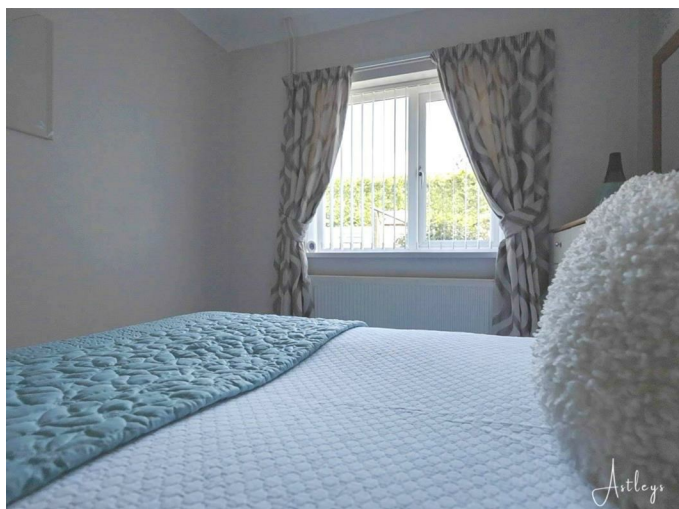
Double room with two fitted built-in-wardrobes, window to rear and radiator.



### Bedroom two 12'4" x 8'5" (3.781 x 2.571)



Double room with window to rear, two built-in wardrobes and radiator.



### Part of bedroom three/store room



This room was originally the third bedroom, which extended into the kitchen's dining area. It could easily be reinstated, allowing the property to function again as a three-bedroom bungalow

### Shower room 8'4" x 7'10" (2.565 x 2.411)



Beautiful bathroom to include; walk-in-shower, part tiled to walls with a feature border, low level WC, pedestal wash hand basin, frosted window to side, coved and plain ceiling and radiator.





### Rear garden



The garden is set over two levels, featuring a combination of lawn and patio areas—ideal for relaxing or entertaining. raised borders filled with a variety of shrubs and bushes. A side access gate provides convenient entry.



### Single garage/driveway



Single garage with up-and-over door, with space for two additional vehicles parked to the side.

### Front garden

The front garden enjoys lovely views over the Cwrt Herbert playing fields, featuring a paved path to the front and side, bordered with decorative balustrading.

### Drone



### Council tax

Council Tax

Band:

D

Annual Price:

£2,441

### Services

Plot size

0.09 acres

### Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

80 Mbps

Satellite / Fibre TV Availability

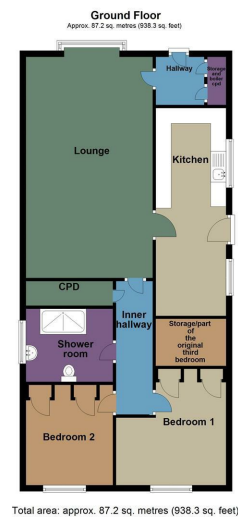
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Sky

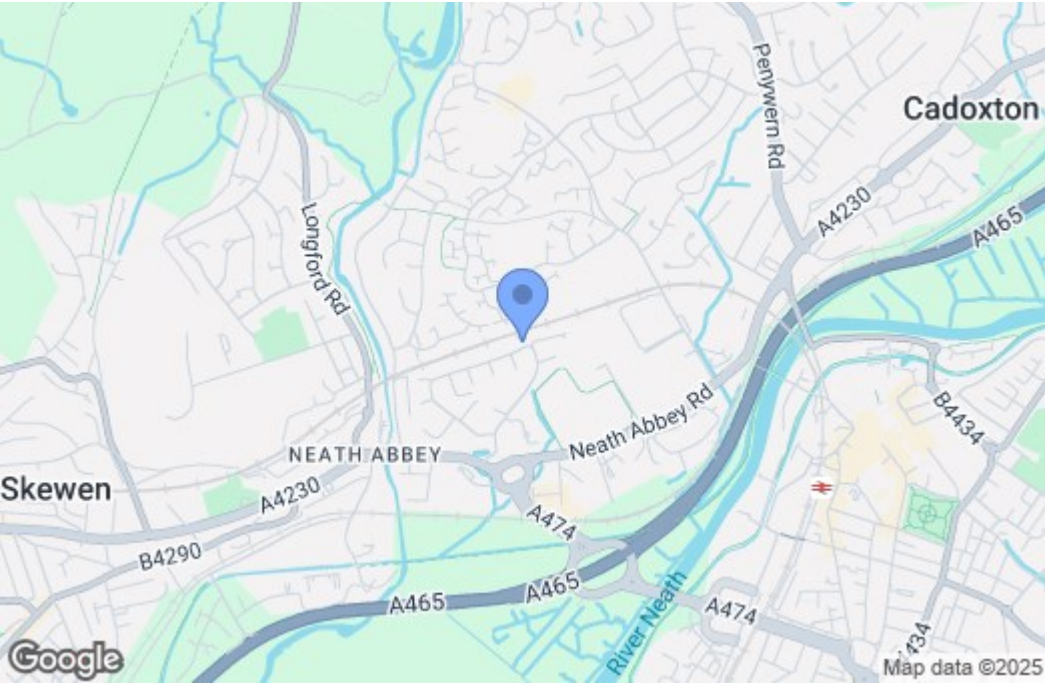
Virgin



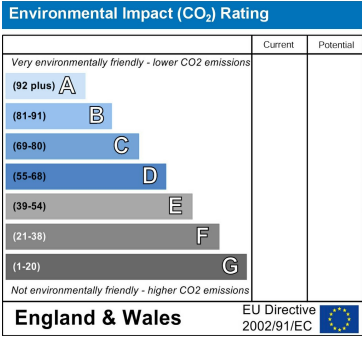
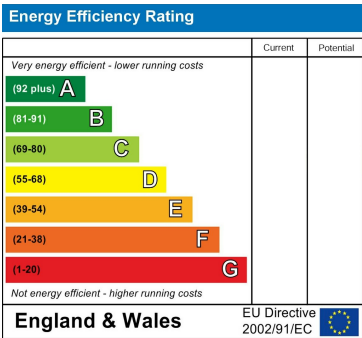
Floor Plan



Area Map



Energy Efficiency Graph



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