



2 Dan y graig Road, Neath Abbey, Neath, SA10 7HA

Offers In The Region Of £223,500

This well-maintained three-bedroom semi-detached property is the perfect opportunity for first-time buyers or young families looking to settle into a welcoming neighbourhood. Boasting two generous reception rooms, this home offers flexible living space, ideal for both relaxing evenings and entertaining guests. The spacious kitchen/diner provides a sociable heart to the home, with ample room for family meals and gatherings, to the first floor you have three double bedrooms and bathroom. To the rear, you'll find a private enclosed garden – a safe and sunny outdoor space perfect for children, pets, or summer barbecues. There is also potential for off-road parking in the garage, offering added convenience. Located close to local amenities, schools, and transport links, this property combines comfort, potential, and practicality – making it a must-see for those looking to take their first step onto the property ladder.

Main Dwelling



Enter via PVC door into:

Porch 3'25 x 4'32 (0.91m x 1.22m)



With tiled floor and door into:

Hallway 3'43 x 16'98 (0.91m x 4.88m)

With stairs to first floor, tiled flooring and radiator.

Sitting room 11'42 x 9'49 (3.35m x 2.74m)



Cosy room with double glazed window to front, laminate flooring, alcoves and radiator.

Lounge 11'58 x 12'16 (3.35m x 3.66m)



With electric fire (not tested), laminate flooring, coved ceiling, radiator and double glazed window to rear.



Kitchen 10'58 x 8'57 (3.05m x 2.44m)



Dining room 9'29 x 11'62 (2.74m x 3.35m)



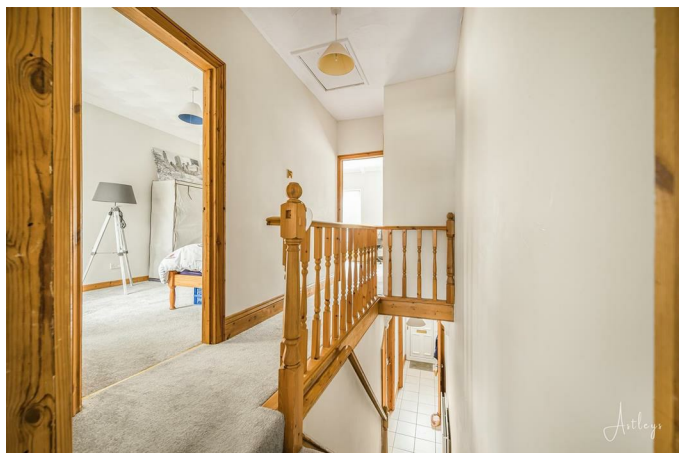
Fitted with base and wall units in light grey with coordinating work surfaces to include, space for washing machine and fridge freezer, stainless steel sink and drainer, electric hob and oven with extractor over, laminate flooring, wall mounted gas combination boiler, coved ceiling, spot lights and double glazed window to side and rear.



With laminate flooring, understairs storage, coved ceiling, radiator, patio doors to rear garden and arch way into kitchen.



Hallway



Bedroom two 9'11 x 11'17 (3.02m x 3.35m)



Bedroom one 15'18 x 9'11 (4.57m x 3.02m)



Double bedroom with two radiators, coved ceiling and two double glazed windows to front.

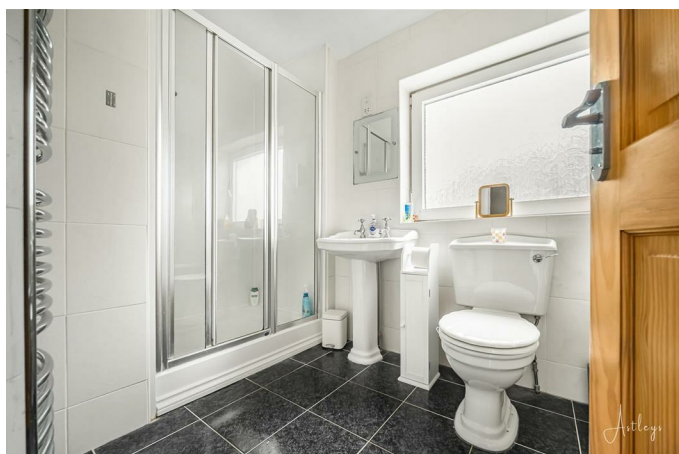


Bedroom three 10'15 x 8'45 (3.05m x 2.44m)



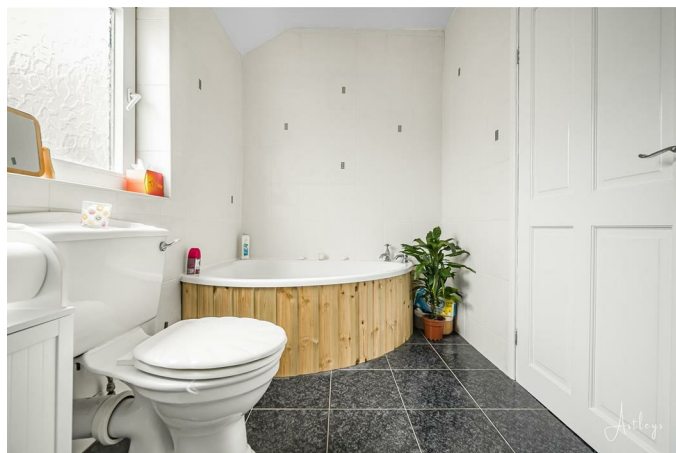
Double bedroom with laminate flooring, radiator and double glazed window to rear.

Bathroom 5'92 x 9'12 (1.52m x 2.74m)



Fitted with four piece suite to include, walk in shower, low level wc, pedestal wash hand basin, corner bath, tiled flooring, part tiled walls, upright radiator, large double glazed window to rear.

Bathroom



Garden



Enclosed rear garden with laid to lawn and patio. Also there is garage at the bottom of the garden which could potentially offer off road parking.



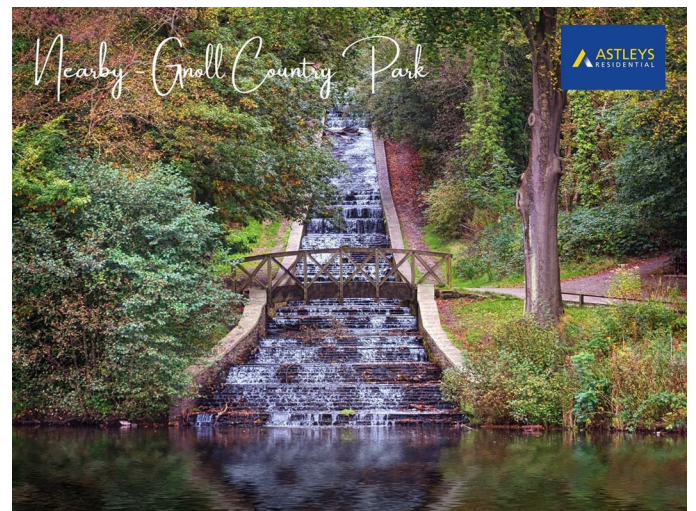
Drone



Local walks



Local walks



Agents notes

Conservation Area : No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

1,377 ft ² / 128 m ²

Plot size:

0.06 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

12 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability:

BT

Sky

Virgin

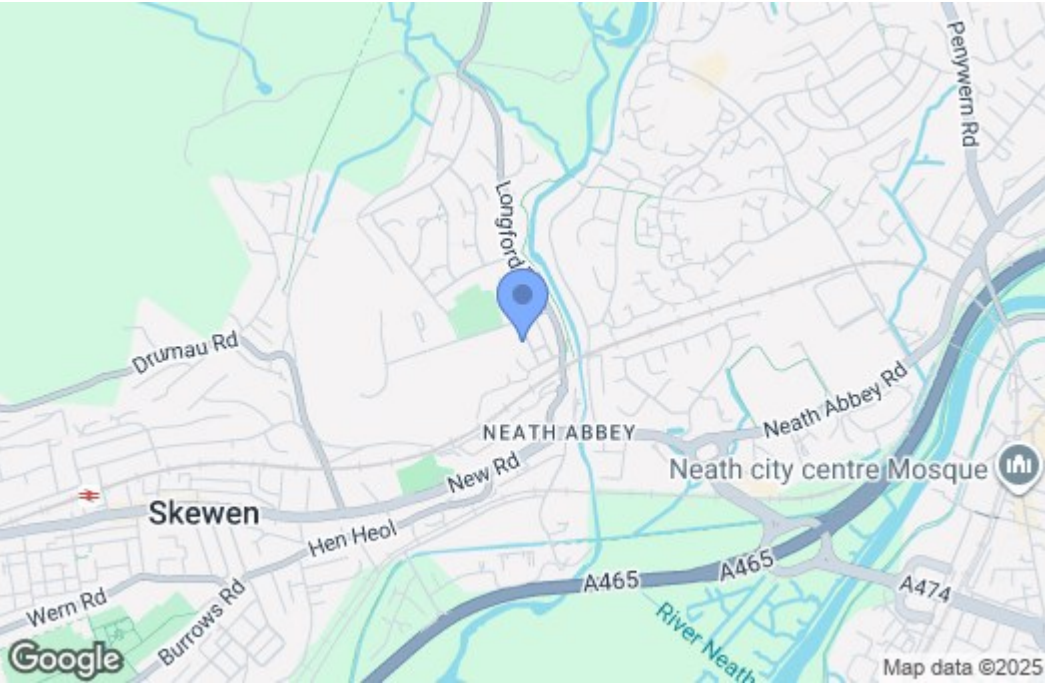
Agents notes

Neath Port Talbot Council Tax Band: C

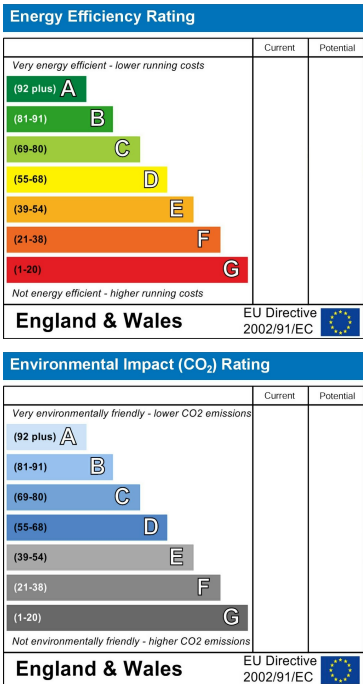
Annual Price: £2,170

Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.