



20 Graig Parc, Neath Abbey, Neath, SA10 7HB

Offers In The Region Of £219,950

Spacious 3-Bedroom Family Home – Chain Free

This generously sized, chain-free three-bedroom home is ideal for first-time buyers or growing families. Situated in a peaceful and sought-after location, the property boasts a charming garden, two useful outbuildings, and ample off-street parking with space for two vehicles and a carport.

Inside, the accommodation comprises a welcoming front reception room and a large second lounge/dining area that flows into a bright, well-appointed kitchen. A handy utility area and lean-to add further practicality and space. Upstairs, you'll find two spacious double bedrooms, a third single bedroom with built-in wardrobes, and a shower room.

Early viewing is highly recommended to appreciate the space and potential this lovely home offers.

Main dwelling

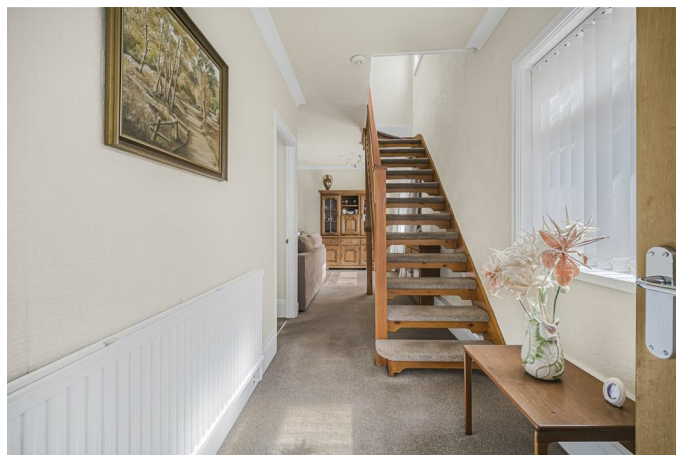


Porch 6'0" x 5'0" (1.83 x 1.53)



UPVC front door into porch with windows all around, tiled floor and door into main house.

Inner hall 24'0" x 5'7" (7.34 x 1.72)



Wooden front door into hallway, with coving, radiator and window to the side.

Front lounge 14'3" x 26'5" (4.35 x 8.06)



Bay window to the front, gas fire (not tested).



2nd lounge/dining area 12'5" x 18'0" (3.80 x 5.51)



Window to the side, 2 x radiators, coving, gas fire (not tested),



Kitchen 9'6" x 3'6" (2.9 x 1.08)



Laminate flooring, a range of base and wall units in wood with cream work surface, gas hob, electric oven with extractor fan, space for fridge and freezer, stainless steel sink with mixer tap and draining board, window to the back.



Sun room 9'6" x 3'6" (2.9 x 1.08)



Door from kitchen, window to back with step down and door into lean to.

Lean to 9'6" x 7'3" (2.9 x 2.21)



Door through to car port and door out to decked area.



Landing



Window to the side.

Bedroom 1 15'4" x 9'9" (4.69 x 2.99)



With bay window to front, coving, built in wardrobes and dressing table, radiator



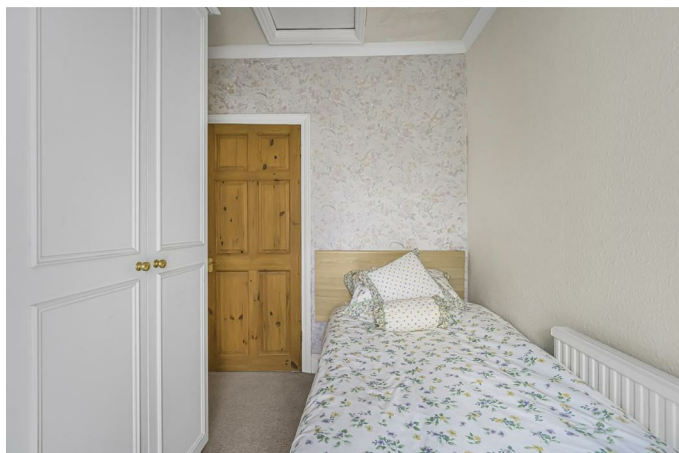
Bedroom 2 11'6" x 10'11" (3.51 x 3.35)



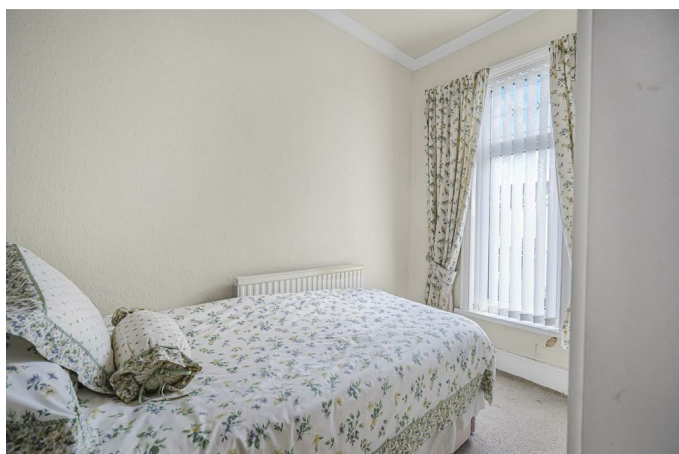
With window to rear, coving, built in wardrobes and dressing table, radiator.



Bedroom 3 6'11" x 8'11" (2.12 x 2.72)



Window to the back, radiator, coving, attic hatch and built in wardrobes.



Shower room 5'7" x 5'9" (1.71 x 1.77)



Tiled floor, white sink and w/c, corner shower unit, spotlights to ceiling, heated towel rail and window to the front.

Garden



Decked area, lawn, glasshouse, 2 garden sheds, mature shrubs.



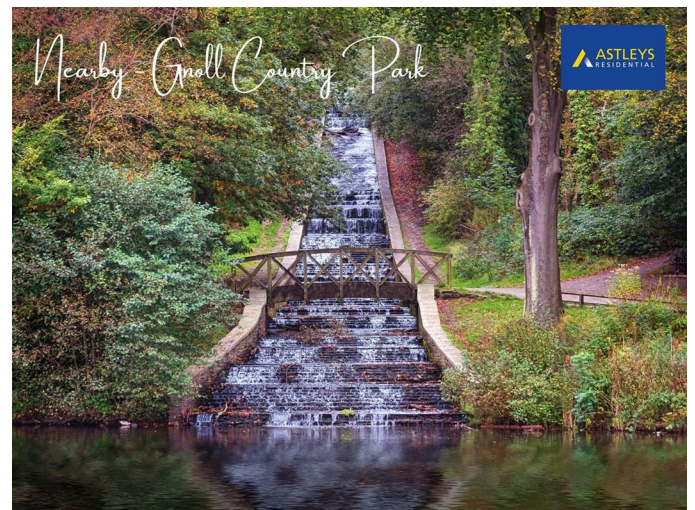
Carport



Local walks



Local walks



Agents notes

Conservation Area :

No

Flood Risk:

River : Very low

Seas : Very low

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

11 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability:

BT

Sky

Virgin

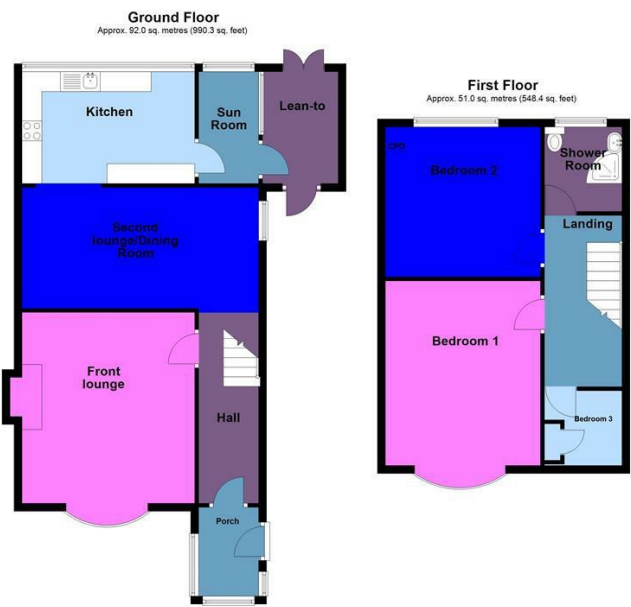
Agents notes

Local Authority:

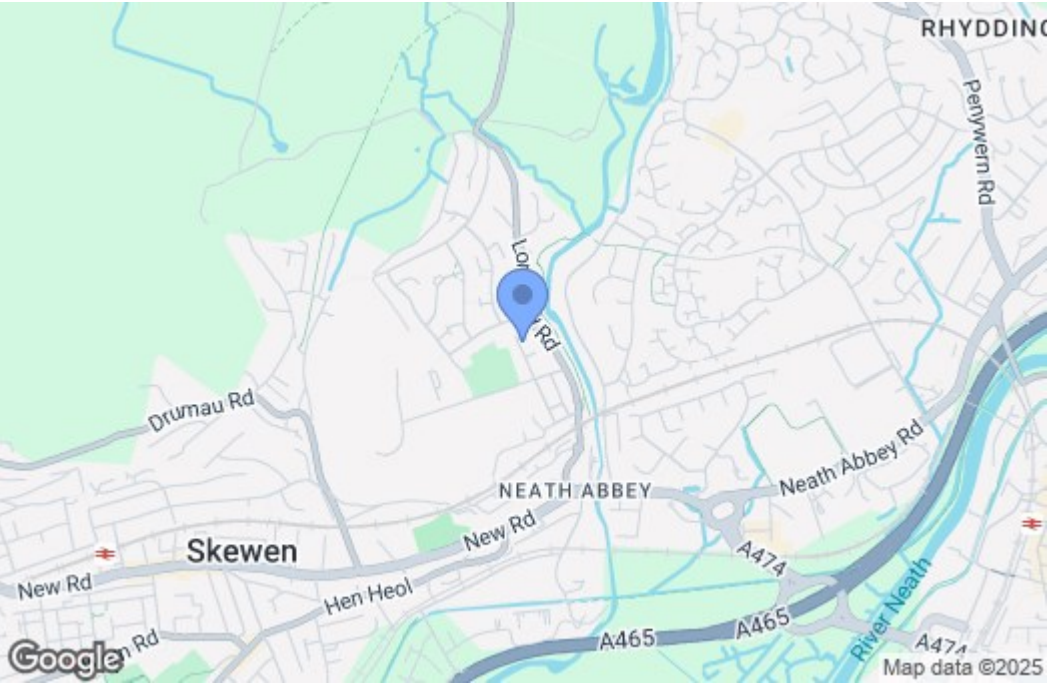
Neath Port Talbot Council Tax Band: C

Annual Price: £2,170

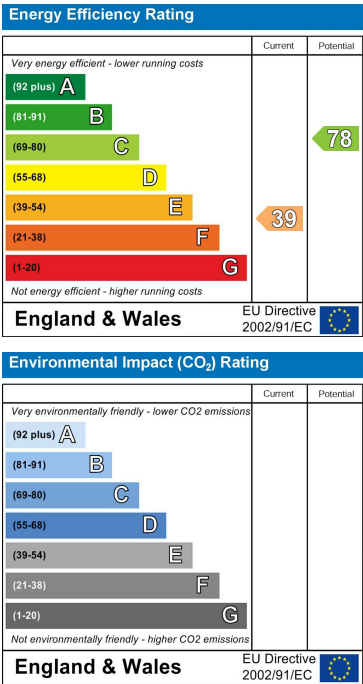
Floor Plan



Area Map



Energy Efficiency Graph



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