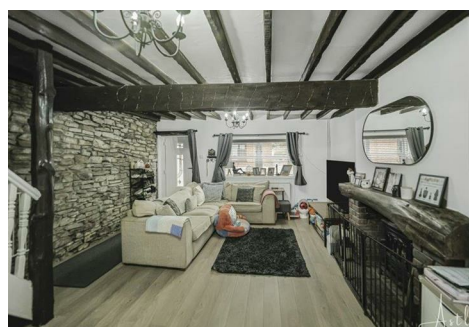




22 Taillyd Road, Neath Abbey, Neath, SA10 7DY

Offers In The Region Of £210,000

A Charming delightful 2-bedroom detached cottage combines character and comfort throughout. The property features a bright and spacious lounge/diner, a well-equipped kitchen, and two inviting bedrooms with a family bathroom on the first floor. Outside, the cottage offers off-road parking and plenty of charm, making it an ideal home for first-time buyers, downsizers, or anyone seeking a cosy home.

Main Dwelling



Enter via composite door into:

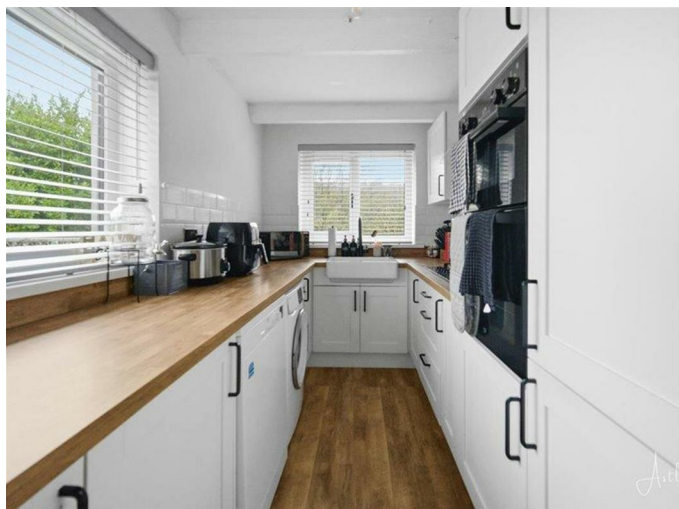
Lounge 14'9" x 20'10" (4.516 x 6.369)



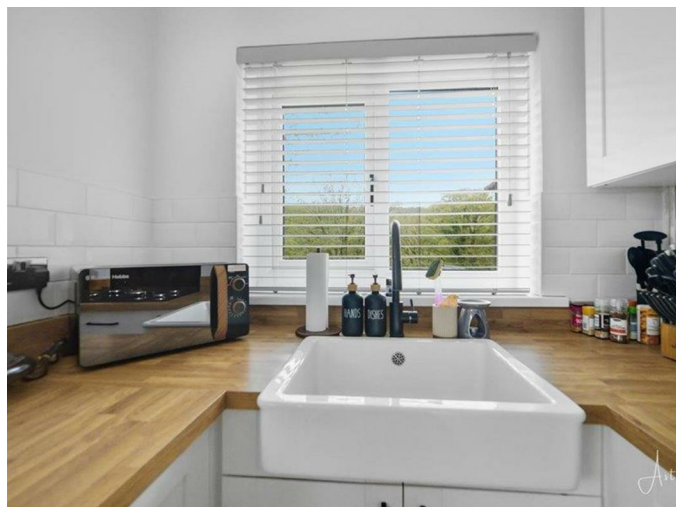
Cosy lounge with laminate flooring, electric fire (not tested), double glazed window to front, radiator, patio doors to rear garden and stairs to first floor.



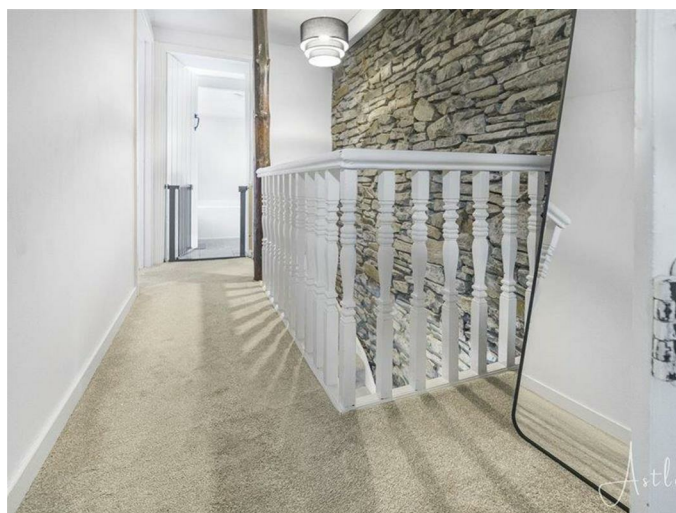
Kitchen 7'1" x 13'10" (2.162 x 4.233)



Fitted with base and wall units in cream with coordinating work surfaces to include, dishwasher, integrated fridge/freezer, laminate flooring, gas hob and electric oven, Belfast sink with mixer taps, part tiled walls and double glazed window to side and rear.



Landing 5'7" x 10'11" (1.724 x 3.332)



With attic hatch and stone feature wall.

Bedroom one 9'6" x 14'9" (2.919 x 4.502)



Double bedroom with fitted wardrobes, stone feature wall, radiator and double glazed window to front.



Bedroom two 10'9" x 8'11" (3.299 x 2.743)



Cosy bedroom with radiator and double glazed window to rear.



Bathroom 10'7" x 6'8" (3.234 x 2.042)



Fitted with four piece suite to include, shower, panelled bath, low level wc, pedestal wash hand basin, tiled flooring, respetex walls and double glazed window to side.





Drone Image



Agents Notes

Local Authority: Neath Port Talbot

Council Tax Band: C

Annual Price: £2,170

Agents Notes

Conservation Area: No

Flood Risk

River : Very low

Seas : Very low

Agents Notes

Mobile coverage:

Three

O2

Broadband

Satellite / Fibre TV Availability

BT

Sky

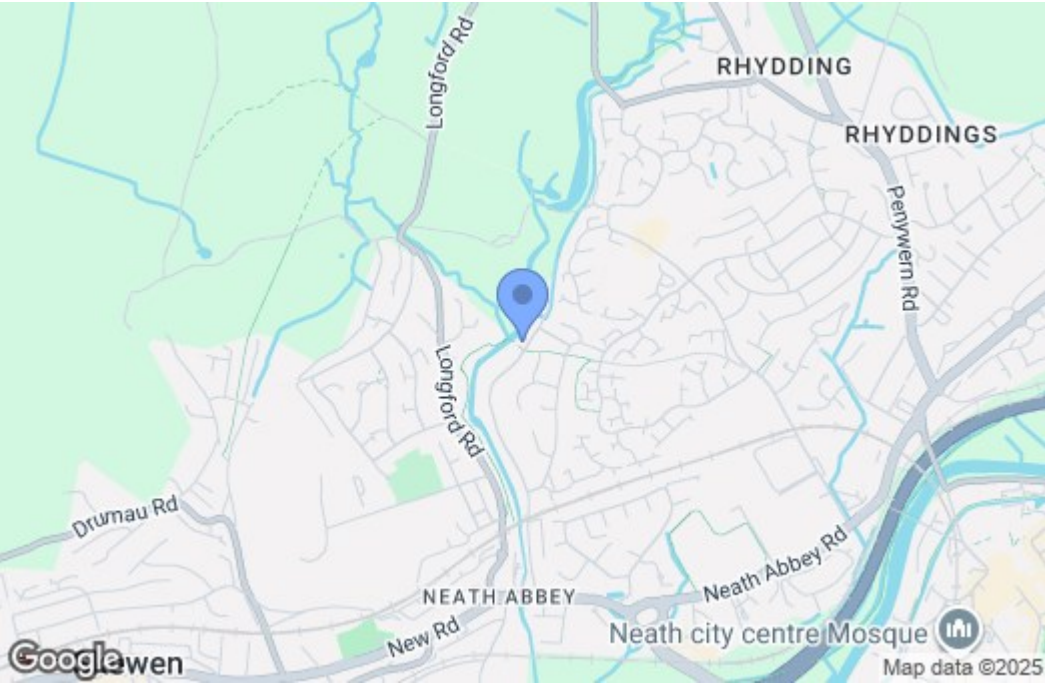
Virgin

Floor Plan

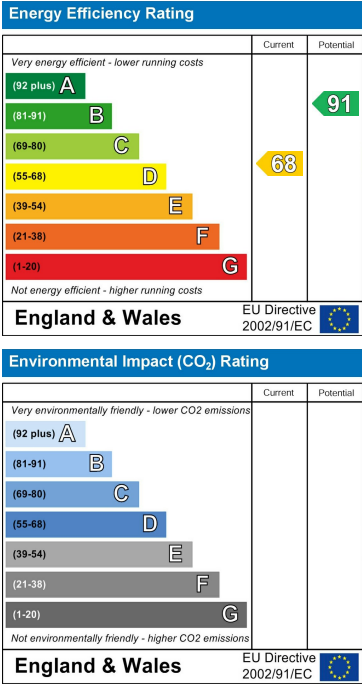


Total area: approx. 66.1 sq. metres (711.3 sq. feet)

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.