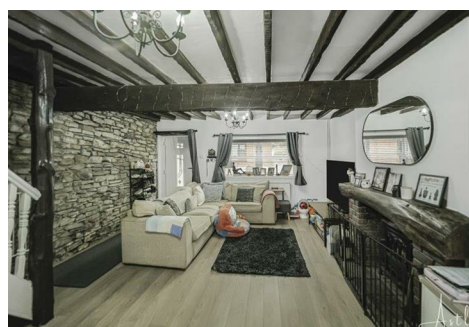




22 Tailwyd Road, Neath Abbey, Neath, SA10 7DY

Offers In The Region Of £210,000

Positioned in a quiet and leafy corner of the village, this delightful cottage captures both character and comfort in equal measure. From the moment you arrive you will appreciate the sense of craftsmanship. Solid stone feature walls speak of timeless quality, while the gently pitched roof and cottage-style proportions create an inviting, unhurried impression. Generous off-road parking lies to the side, offering the convenience of space without compromising the charm of the home's setting.

Step through the front door and you are immediately drawn to the heart of the house — a welcoming sitting room where subtle period detailing co-exists with modern ease. The stonework carries through into the interior and frames views of the garden, creating a natural continuity between inside and out. Light filters in through well-placed windows, highlighting the warmth of the flooring and the carefully considered layout. The adjoining kitchen and dining area is quietly elegant yet practical, filled with the soft glow of morning light and offering a calm backdrop for daily living or relaxed entertaining.

Upstairs, the bedrooms are spacious and serene, each offering a peaceful retreat at the end of the day, with one enjoying a view over the private garden.

Main Dwelling



Enter via composite door into:

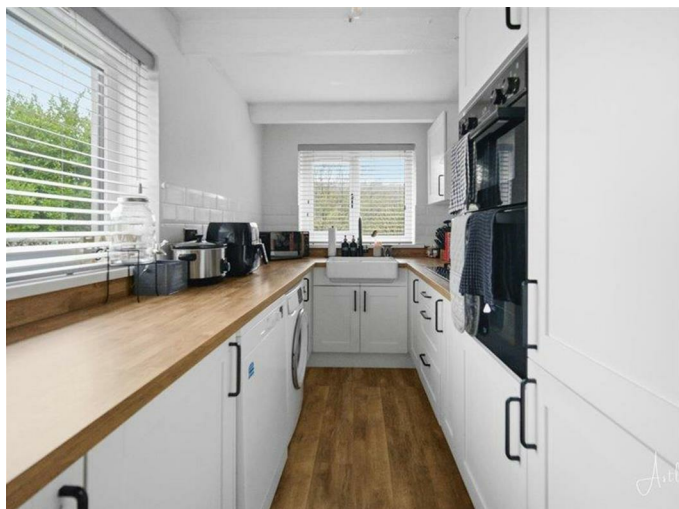
Lounge 14'9" x 20'10" (4.516 x 6.369)



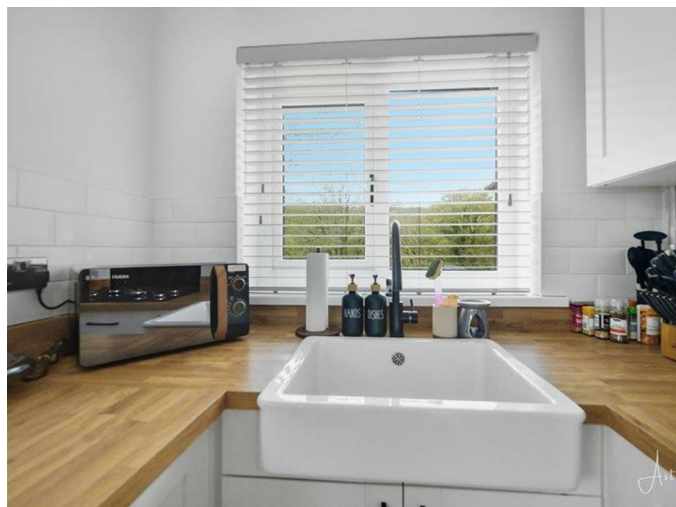
Cosy lounge with laminate flooring, electric fire (not tested), double glazed window to front, radiator, patio doors to rear garden and stairs to first floor.



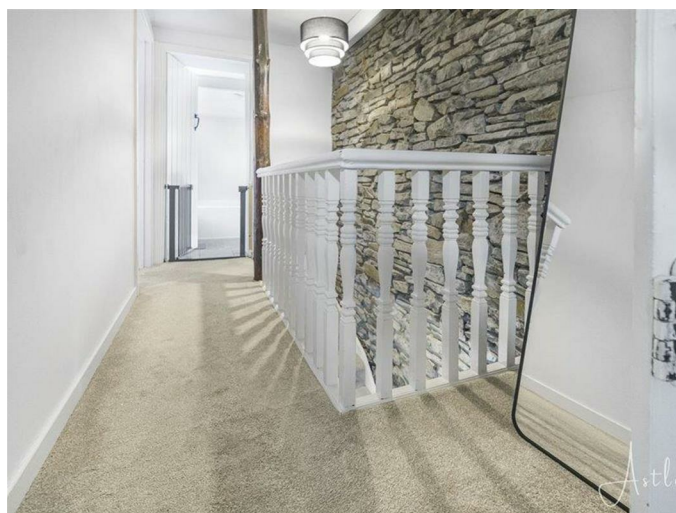
Kitchen 7'1" x 13'10" (2.162 x 4.233)



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)

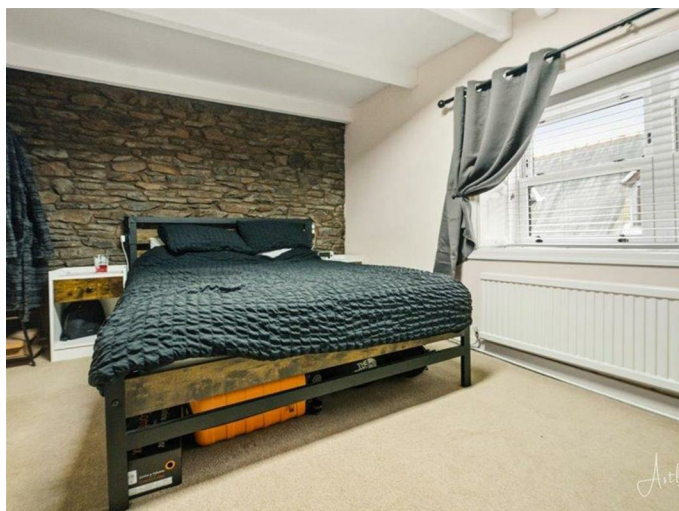


With attic hatch and stone feature wall.

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.





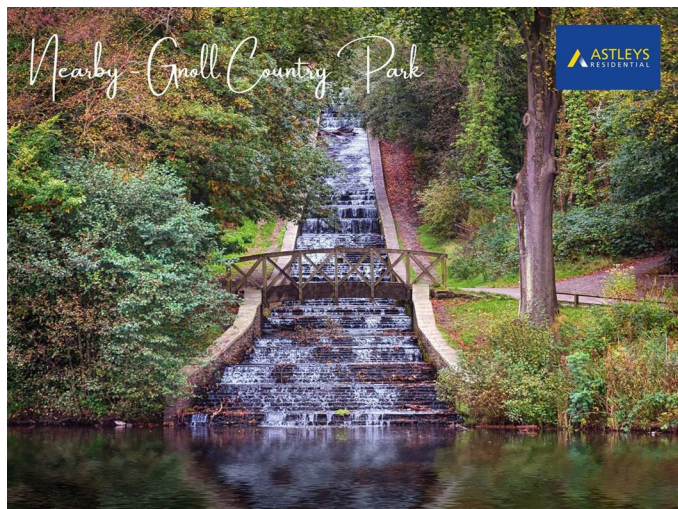
Drone Image



Local walks



Local walks



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

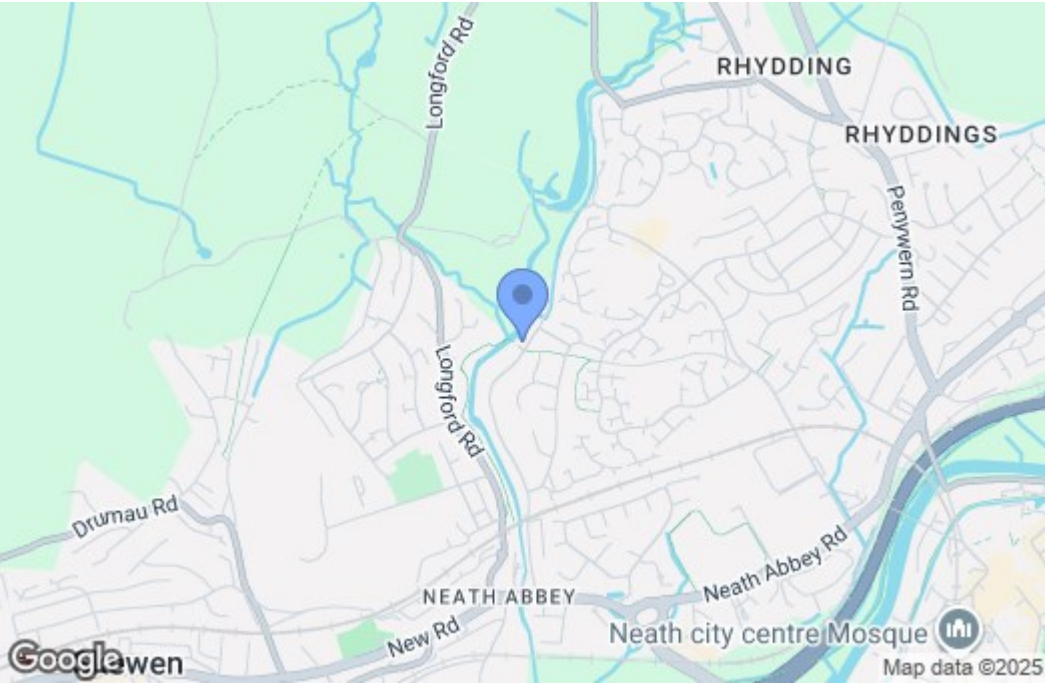
Virgin

Floor Plan

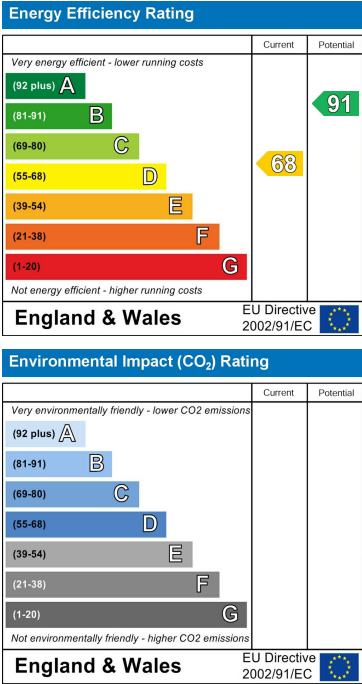


Total area: approx. 66.1 sq. metres (711.3 sq. feet)

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.