



New Road, Neath Abbey,
Neath, Neath Port Talbot, SA10 7NH.

Offers in the Region Of £155,000

****Exclusive with Abbey Residential Agents****

If you are interested in this home, please contact us verbally.

Abbey Residential Agents are proud to offer for sale by private treaty this freehold, three bedroom semi detached family home which is arranged over three floors which has well-proportioned rooms and versatile living accommodation in the popular residential location of Neath Abbey. This family home has the benefit of gas fired heating, double glazed and a substantial enclosed rear garden with a garage. We strongly recommend internal viewing of this home. Vacant Possession with No Onward Chain. Close Proximity to Greggs, Tesco and within easy access to Dwr Y Felin Comprehensive School and Neath College. Good road links into Neath and the A465. The accommodation consists to the ground floor of an entrance porch, lounge, kitchen with fitted units and a cloakroom. To the first floor there are three bedrooms and a disabled shower room. To the lower level there are two receptions which could suit a young adult, child or elderly relative. Externally there is a front forecourt and an enclosed rear garden of a substantial size and a garage.

Entrance

via pvc door into the porch.

Entrance Porch

Double glazed window to the front and side aspect. Door into the lounge.

Lounge

28' 1" max x 13' 2" max (8.55m x 4.01m)
Double glazed bay window to the front aspect, wood framed mantle piece. Access to the stairs and an opening to the dining room. Door into the kitchen and a staircase to the basement floor.

Kitchen

9' 0" x 9' 7" (2.74m x 2.92m)
Double glazed window to the rear aspect and pvc door with steps down to the rear garden. A range of fitted wall and base units inset stainless steel sink unit, space for an electric cooker, fridge/freezer, tiled splash back.

Cloakroom

Toilet. Partial tiled to walls.

Lower Ground Floor Landing

Staircase to the basement level.

Store Room

10' 4" x 12' 2" (3.15m x 3.71m)

Lower Ground Floor Lounge

11' 1" x 12' 6" (3.38m x 3.81m)

Pvc doors into the rear garden with steps up to the rear garden.

First Floor Landing

Accessed via the staircase from the lounge. Access to the loft. Cupboard with wall mounted boiler. Doors to the bedrooms and the disabled shower room.

Bedroom One

13' 4" x 12' 8" (4.06m x 3.86m)

Double glazed window to the rear aspect, radiator.

Bedroom Two

13' 9" x 7' 0" (4.19m x 2.13m)

Double glazed window to the front aspect.



Bedroom Three

10' 9" x 7' 2" (3.27m x 2.18m)

Double glazed window to the front aspect, radiator.

Disabled Shower Room

Frosted double glazed window to the side aspect, walk in disabled shower area, toilet, pedestal wash hand basin, vinyl flooring.

Garden

To the front there is front yard with stone wall. Side access to the rear garden. To the rear there is a generous rear garden, access via the side gate. Garage door. Patio area with mature berry bushes and shrubs. Laid to lawn with various mature fruit trees. Space for a greenhouse leading to the garage.

Garage

23' 8" x 14' 0" (7.21m x 4.26m)

With up and over door.

Tenure - Freehold

Please check the tenure with your solicitor.

Council Tax - C



Energy Performance Certificate

Current - 61- D Potential 79 - C Total Floor Area 116 square metres, Certificate number - 9360 - 2895 - 4320 - 2807 - 7281 Valid until 4th December 2033 Full EPC can be located on www.epcregister.com

Viewing by appointment with the selling agents.

Please contact ourselves for a viewing of the home.

Disclaimer

These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents.

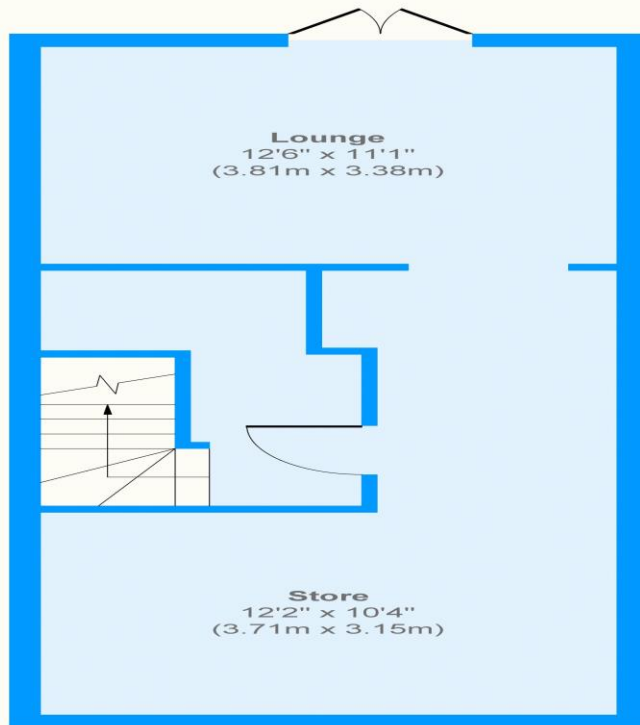


Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

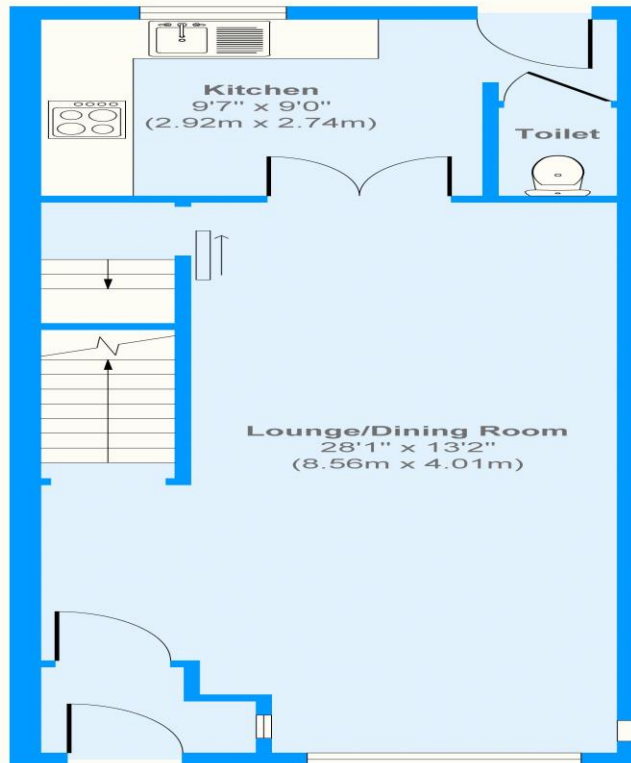




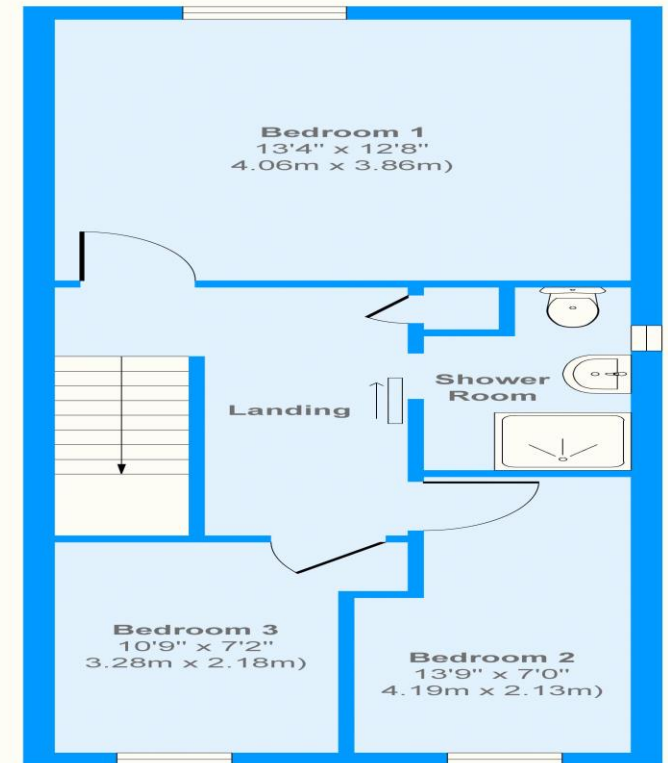
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Lower Ground Floor
Approximate Floor Area
426 sq. ft
(39.57 sq. m)



Ground Floor
Approximate Floor Area
467 sq. ft
(43.38 sq. m)



First Floor
Approximate Floor Area
467 sq. ft
(43.38 sq. m)



Approx. Gross Internal Floor Area 1360 sq. ft / 126.33 sq. m
Produced by Elements Property

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