



Penyard Road, Neath Abbey,  
Neath, Neath Port Talbot, SA10 7EU.

Offers in the Region Of £164,999



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

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

Abbey Residential Agents are proud to offer this refurbished, well-presented three-bedroom end terraced family home in a sought-after location within Neath Abbey.

This home is in a neutral colour scheme throughout and we strongly recommend early viewing to appreciate the standard of finish. Vacant Possession with No Onward Chain. Close proximity to local shops - Greggs, Tesco located in Neath Abbey. Good road links to the adjoining locations. Within easy access to Neath Port Talbot College and Dwr Y Felin Comprehensive School.

The accommodation consists to the ground floor of an entrance hall, lounge, dining room and a modern fitted kitchen. To the first floor there are three bedrooms and a first floor four piece family bathroom. Externally there are front and rear gardens. Hardstanding to the rear for off road parking and rear access.

### Entrance

via pvc door into the entrance hall.

### Hall

Radiator. Plain plastered ceiling. Staircase to the first floor. Door into the lounge.

### Lounge

12' 8" x 12' 9" (3.86m x 3.88m)

Double glazed window to the rear aspect, radiator, focal surround. Plain plastered ceiling. Door into the kitchen. Open to the dining room.

### Dining Room

9' 2" x 12' 2" (2.79m x 3.71m)

Double glazed window to the front elevation, plain plastered ceiling, radiator.

### Kitchen

11' 7" x 8' 9" (3.53m x 2.66m)

Double glazed window to the rear elevation. Half frosted pvc door to the side elevation. Plain plastered ceiling. Folding door to the under stairs storage space with light. Vinyl flooring. A range of fitted wall and base units. Inset gas hob, stainless steel

splashback, oven, extractor fan, plumbed for a washing machine.

### First Floor Landing

Plain plastered ceiling, doors off to the bedrooms and the family bathroom, radiator.

### Bedroom One

11' 9" x 9' 6" (3.58m x 2.89m)

Double glazed window to the front elevation, plain plastered ceiling, radiator.

### Bedroom Two

10' 5" x 9' 11" (3.17m x 3.02m)

Double glazed window to the rear elevation, plain plastered ceiling, access to the loft.

### Bedroom Three

8' 9" x 7' 0" (2.66m x 2.13m)

Double glazed window to the front aspect, radiator, plain plastered ceiling, access to loft.

### Family Bathroom

10' 8" x 8' 8" (3.25m x 2.64m)

Frosted double glazed window to the rear elevation, plain plastered ceiling, extractor fan, radiator. A four



piece suite consists of pedestal wash hand basin, push button toilet, shower cubicle, panelled bath with tiled splash backs.

### **Garden**

To the front there is front wall with an entrance gate to the left hand side leading to a front forecourt with a side gate to the left of the home leading into the rear garden. To the rear there is an enclosed rear garden with artificial grass, out building for storage with steps up to a two tiered garden. Laid to lawn with a hedge to the left hand side and a pathway leading to the right hand side. Gate to the rear. Hardstanding area for parking to the rear of the garden.

### **Tenure - Freehold**

Please check the tenure with your solicitor.

### **Council Tax - C**

### **Energy Performance Certificate**

Current - 49 - E Potential - 86 - B Total Floor Area 93 square metres Certificate Number - 9238 - 9019 - 7236 - 3065 - 8954 Valid until 16th June 2025 Full EPC can be located on [www.epcregister.com](http://www.epcregister.com)

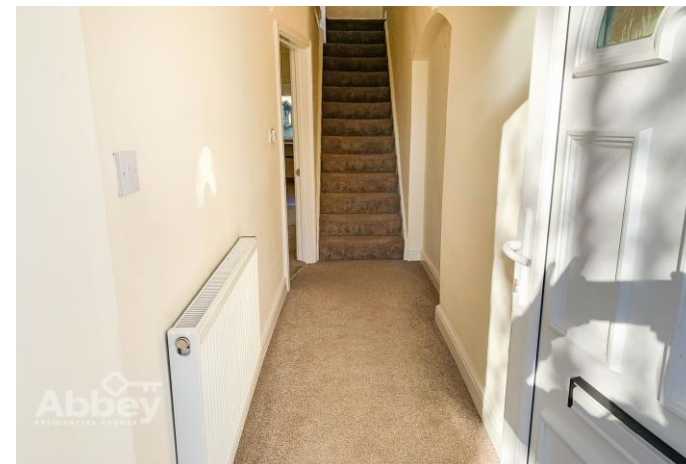
### **Viewing by appointment with the selling agents.**

Please contact us to arrange 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.

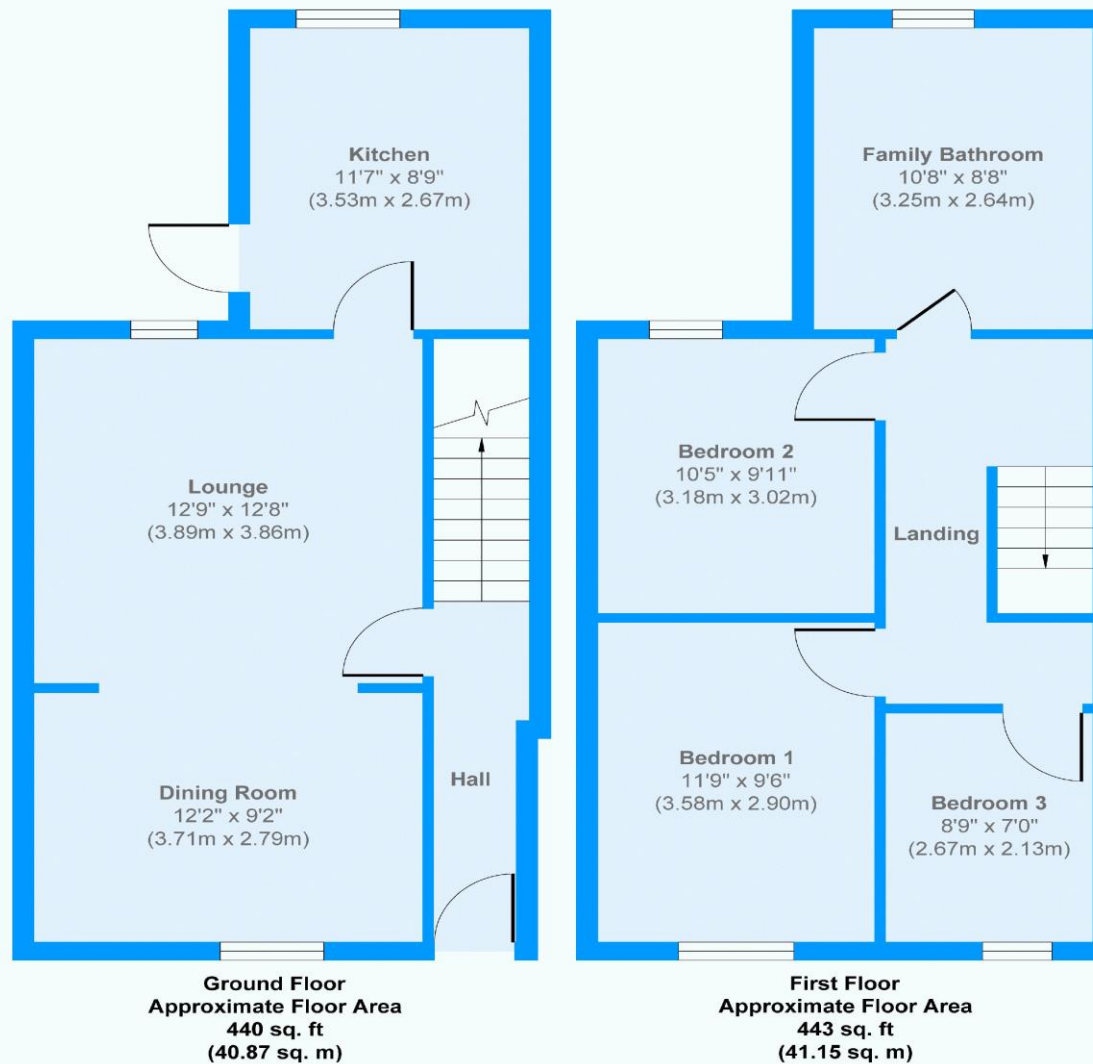








## 5 Penyard Road, Neath Abbey, SA10 7EU



**Approx. Gross Internal Floor Area 883 sq. ft / 82.02 sq. m**

Produced by Elements Property



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