



Herons Way, The Rhyddings,  
Neath, Neath Port Talbot, SA10 7HY.

Offers in the Region Of £295,000



\*\*\*\*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, well presented three/four bedroom detached family residence with extensive views over Neath and a garden surrounding the home situated on a corner plot. This home has been owned within the same family since its construction by Hale Homes and it offers an opportunity for a family to live on this prestigious position in the Rhyddings. We strongly recommend early viewing to avoid any disappointment. Vacant Possession with No Onward Chain. The home benefits from gas fired heating and is double glazed. Within walking distance of the children's park and a good road access leading into the market town of Neath. This home is located on a bus route into Neath. The home benefits from a recently installed boiler in October 2024 as advised by the vendor. Within close proximity to Waunceirch Primary School, Blaenhonddan Primary School, Bryncoch Church In Wales Primary School. Neath Port Talbot College and Dwr Y Felin Comprehensive School. The home is arranged over two floors. To the ground floor there is storm porch which leads into the entrance hall. In the entrance hall there is an open plan staircase leading to the first floor. A lounge which leads into the dining room. Kitchen with fitted units and breakfast bar. Cloakroom. Study / Bedroom Four. To the first floor there are three bedrooms and a well appointed family bathroom. Gardens of a reasonable size. Driveway leading to the garage.

### Entrance

via pvc door into the storm porch.

### Storm Porch

Double glazed pane to the front and side elevation. Textured ceiling. Frosted door with side pane leading into the entrance hall.

### Hall

Staircase to the first floor. Textured ceiling. Radiator. Door into the lounge. Door into the kitchen. Door into the cloakroom. Door into the bedroom four/study.

### Cloakroom

3' 0" x 5' 10" (0.91m x 1.78m)  
Frosted double glazed window to the side elevation. Textured ceiling with coving. Radiator. Half tiled to walls. A suite consists of a toilet and sink unit.

### Study/Bedroom Four

8' 10" x 8' 9" (2.69m x 2.66m)  
Double glazed window to the side elevation. Textured ceiling with coving, radiator.

### Lounge

11' 8" x 17' 0" (3.55m x 5.18m)  
Double glazed window to the front and side elevation. Textured ceiling with coving, double radiator. Arch into the dining room.

### Dining Room

12' 0" x 8' 6" (3.65m x 2.59m)  
Double glazed window to the side elevation. Textured ceiling with coving, radiator. Door into the kitchen.

### Kitchen/Breakfast Room

11' 10" x 11' 10" (3.60m x 3.60m)  
Frosted pvc door and a double glazed window to the rear elevation. Textured ceiling. A range of fitted wall and base units inset sink unit, cooker point, extractor fan. Floor fan heater to the kickboard. Tiled splashbacks. Breakfast bar area. Pantry cupboard housing shelving and a wall mounted boiler. Cupboard housing space a upright fridge/freezer. Plumbed for a washing machine. Space a dishwasher.



### First Floor Landing

Textured ceiling, cupboard housing tank with linen storage. Door into the three bedrooms. Door into the family bathroom.

### Bedroom One

16' 5" x 12' 5" (5.00m x 3.78m)

Double glazed window to the front and side elevation with extensive views of the surrounding location. Eaves storage. Radiator.

### Bedroom Two

12' 0" x 8' 0" (3.65m x 2.44m)

Double glazed window to the front elevation with extensive views. Textured ceiling. Radiator.

### Bedroom Three

16' 5" x 9' 5" (5.00m x 2.87m)

Double glazed window to the front and side elevation with extensive views. Eaves storage. Access to the loft. Radiator. Fitted wardrobe.

### Family Bathroom

6' 8" x 8' 6" (2.03m x 2.59m)

Frosted double glazed window to the front and side elevation. Tongue and groove cladding to the

ceiling. Vinyl flooring. A suite consists of a sink unit, push button toilet, panelled bath and a shower cubicle. Chrome towel rail. Fully tiled to walls.

### Garden

To the front of the home there is single car driveway leading to the integral single car garage with an up and over door. To the right hand side there is a lawned area with a gate leading to the right into patio area with steps leading up to a lawned area with extensive views over Neath. Pvc door into the garage. To the left hand side there is further lawned area with a pathway around the home. There are steps to the left hand side leading into the rear path which leads to the right hand side garden.

### Tenure - Freehold

Please check the tenure with your solicitor.

### Council Tax - E

### Energy Performance Certificate

Our assessor is undertaking the report.

### Viewing by appointment with the selling agent.

Please contact ourselves to arranging a viewing on 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



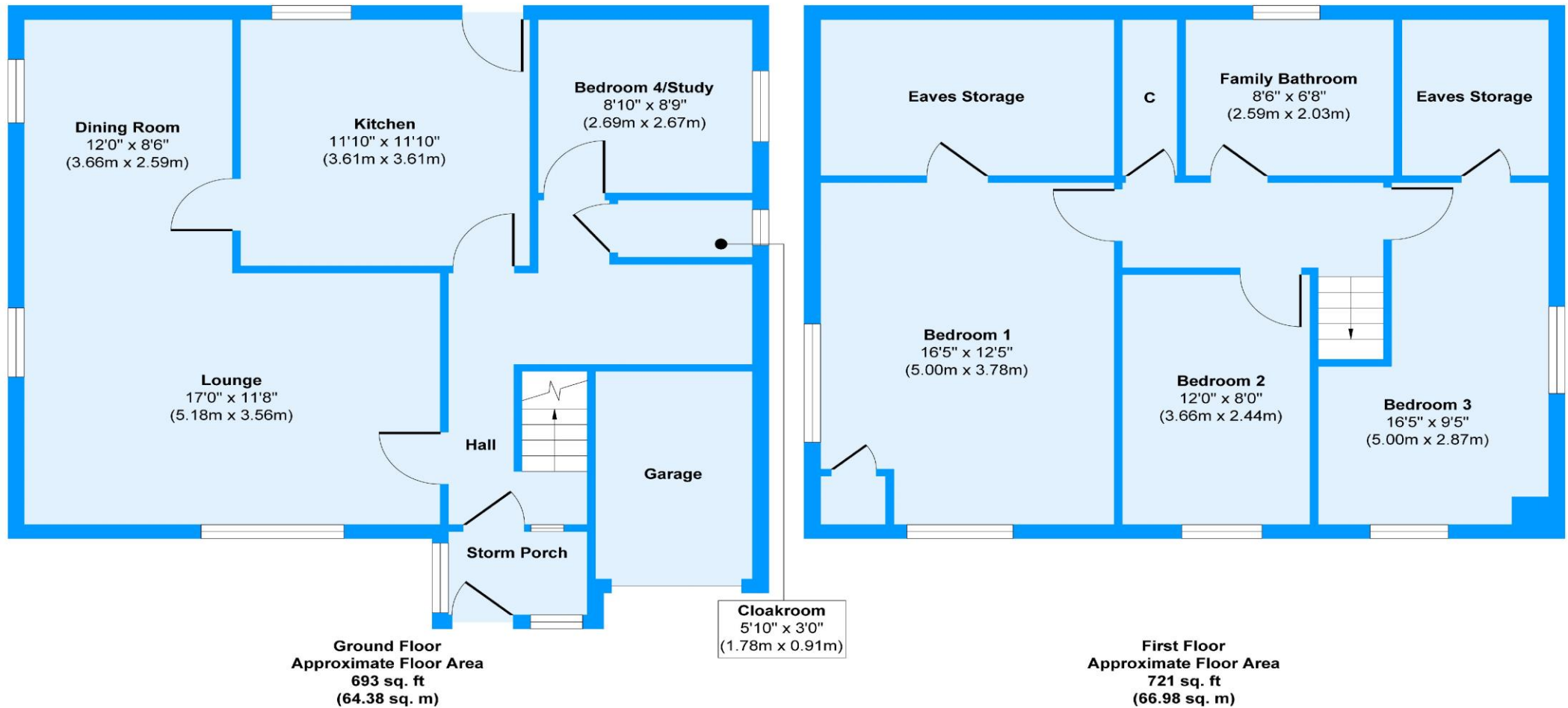


the vendor and has not been verified by Abbey Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. 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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**Approx. Gross Internal Floor Area 1414 sq. ft / 131.36 sq. m (Excluding Garage)**

Produced by Elements Property



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