



Stratton Way, Neath Abbey
Neath, Neath Port Talbot SA10 7BU

Offers in the Region Of £229,950

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

If you are interested in this home, please contact ourselves verbally. Abbey Residential Agents are proud to offer for sale by private treaty this freehold three bedroom detached bungalow in a sought after location within Neath Abbey. This detached bungalow is situated on a good plot size with gardens to the front and rear with the benefit of an ample driveway to the side of the home. Vacant Possession with No Onward Chain. We strongly recommend internal viewing to avoid any disappointment. Within walking distance of Tesco, Neath College and Dwr-y-Felin Comprehensive School. Good road links into Neath and the A465. The accommodation consists of an entrance hall, lounge, kitchen, inner hall, three bedrooms and a well appointed shower room. Externally there are front and rear gardens.

Entrance

Via side pvc door into the hall.

Hall

Textured ceiling, cupboard housing solar panel unit. Door into the lounge.

Lounge

17' 4" x 14' 4" (5.28m x 4.37m)

Double glazed window to the front aspect, textured ceiling with coving, radiator. Gas fire in a tiled surround.

Kitchen

11' 2" x 7' 4" (3.40m x 2.23m)

Double glazed window to the side aspect. Frosted pvc door to the side aspect, laminated flooring, textured ceiling, radiator. Cupboard housing baxi boiler. A range of wall and base units inset stainless steel sink unit, baumatic oven, lamona hob and extractor fan, plumbed for a washing machine.

Inner Hall

Doors off the bedrooms, shower room, kitchen and lounge. Textured ceiling. Access to the loft.

Bedroom One

11' 10" x 10' 2" (3.60m x 3.10m)

Double glazed window to the rear aspect, textured ceiling, radiator.

Bedroom Two

11' 0" x 8' 5" (3.35m x 2.56m)

Double glazed window to the rear aspect, textured ceiling, radiator, mirror fitted wardrobe, over head units for storage.

Bedroom Three

7' 10" x 7' 2" (2.39m x 2.18m)

Double glazed window to the side aspect, radiator, textured ceiling.

Shower Room

8' 2" x 8' 6" (2.49m x 2.59m)

Frosted double glazed window to the side aspect, plain plastered ceiling, radiator. A suite consists of a walk in shower area, push button toilet, sink unit with storage beneath. Partial tiled to walls.



Garden

To the front there is an area laid to lawn. Side driveway giving ample off road parking for a number of vehicles. To the rear there is an outbuilding used for storage, greenhouse further area laid to lawn which is enclosed.

Tenure - Freehold

Please check the tenure with the solicitor.

Council Tax - D

Energy Performance Certificate

Current - 91 - B Potential - 96 - A Total Floor Area 67 square metres Certificate Number - 9332 - 9421 - 5200 - 0326 - 0296 Valid until 15th September 2032 Full EPC can be located on www.epcregister.com

Viewing by appointment with the selling agents.

Due to Covid-19 situation we have 360 degrees panoramas of each room of this home for your perusal via the virtual tour tab. Physical viewing will have to be a minimum upon qualification by our team. Safety is paramount to all parties in the process. Please respect the procedures in place at this time.



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.





Abbey Residential Agents Office
Tel: 01639 641994

3 Old Town Hall New Street Neath Glamorgan SA11 1RT
enquiries@abbeyresidentialagents.co.uk
www.abbeyresidentialagents.co.uk