



Penywern Road, The Rhyddings,
Neath, Neath Port Talbot, SA10 7AN.

Offers in the Region Of £275,000

*****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 this well presented, three bedrooms plus attic room semi detached family home with ample side driveway leading to a detached garage situated on a level location within walking distance of the market town of Neath.

In our opinion we strongly recommend internal viewing of this family home to appreciate the spacious living accommodation and the standard of finish the home has to offer. Within easy reach of Neath Town Centre, Lidl, Dwr Y Felin Comprehensive School and Neath Port Talbot College.

The accommodation consists to the ground floor of an entrance vestibule, hall, sitting room, lounge, modern fitted kitchen, utility room and a shower room. To the first floor there are three bedrooms, dressing room and a well appointed family bathroom. Externally there are front and rear gardens of a low maintenance. Detached Garage with ample side parking.

Entrance

via frosted pvc door into the vestibule.

Vestibule

Dado rail, papered ceiling, engineered oak flooring. Door into the hall.

Hall

Stairs to the first floor, dado rail, radiator, papered ceiling with coving. Door into the sitting room. Door into the lounge. Door into the kitchen.

Sitting Room

14' 0" into the bay x 11' 7" (4.26m x 3.53m)
Double glazed bay window to the front aspect, papered ceiling with coving, radiator, engineered oak flooring.

Lounge

11' 7" x 10' 2" (3.53m x 3.10m)
Door into the kitchen. Papered ceiling with coving. Engineered oak flooring, radiator. Feature wood burner log burner.

Kitchen

12' 0" x 16' 5" (3.65m x 5.00m)
Double glazed window to the side aspect, two radiators, tiled floor. A range of fitted wall and base units inset stainless steel sink unit, soft closures to the units. Inset gas hob, gas oven, under lights to the wall units. Integrated fridge/freezer, brick effect tiled splash backs, breakfast bar. Please note that the kitchen is in two sections.

Utility Room

5' 9" x 7' 5" (1.75m x 2.26m)
Double glazed window to the rear aspect. Frosted pvc door to the side aspect. Tiled floor. Papered ceiling with coving. Radiator (covered). Wall mounted gas fired boiler. Door into the shower room

Shower Room

7' 7" x 3' 5" (2.31m x 1.04m)
Frosted double glazed window to the side aspect, tiled splashbacks. Plain plastered ceiling with spotlights and coving. Tiled floor. Radiator. A suite consists of a push button toilet, shower cubicle, vanity unit inset sink unit with storage beneath.



First Floor Landing

Papered ceiling with coving, storage cupboard. Staircase to the attic room. Doors off to the bedrooms and the family bathroom.

Bedroom One

11' 8" x 14' 3" to the wardrobes (3.55m x 4.34m)
Two double glazed windows to the front aspect, radiator, papered ceiling with coving, laminated flooring, fitted wardrobes.

Bedroom Two

10' 0" x 10' 2" to the wardrobes (3.05m x 3.10m)
Double glazed window to the rear aspect, radiator, papered ceiling with coving, fitted wardrobes, laminated flooring.

Bedroom Dressing Room

6' 3" x 10' 0" (1.90m x 3.05m)
Opening to the bedroom three, papered ceiling with coving and spotlights.

Bedroom Three

5' 8" x 6' 11" (1.73m x 2.11m)
Two velux sky lights. Frosted double glazed window to the rear aspect, radiator.



Family Bathroom

6' 6" x 6' 10" (1.98m x 2.08m)
Frosted double glazed window to the side aspect, plain plastered ceiling, extractor fan. Feature towel rail. Tiled floor. Partial tiled to walls. A suite consists of a push button toilet, panelled bath, shower over the bath, shower screen. Sink unit with storage beneath.

Attic Room

15' 0" x 15' 4" (4.57m x 4.67m)
Velux skylight to the rear aspect, eaves storage, laminated flooring.

Garden

To the front there is a front forecourt which is accessed via a gate with steps up the front entrance door. To the side there is a side access for off road parking driveway leading to the garage. The garage has power. The rear garden is enclosed patio area of low maintenance.

Tenure - Freehold

Please check the tenure with your solicitor.

Council Tax - D



Energy Performance Certificate

Our energy assessor is undertaking the report.

Viewing by appointment with the selling agent.

Please contact us to arranging a viewing of the home.

Disclaimer

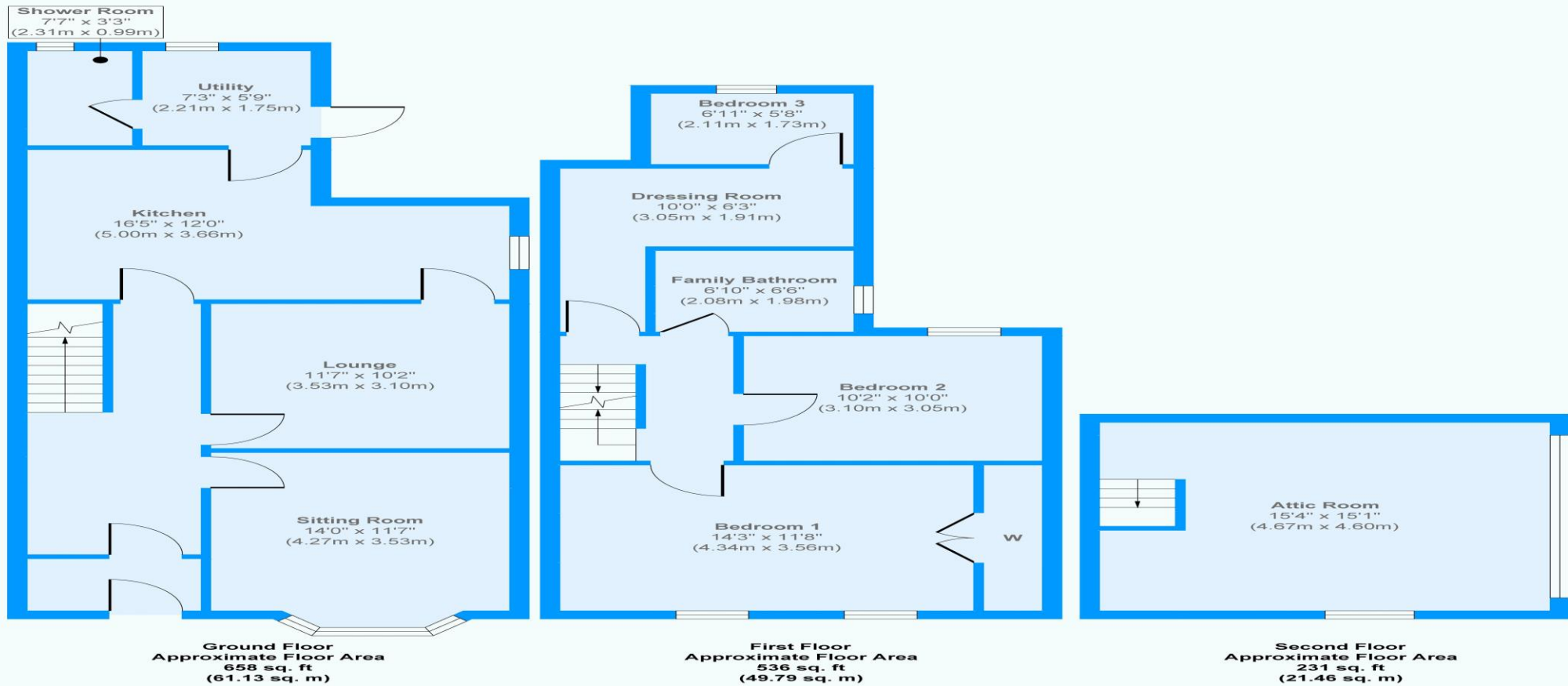
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Pen Y Wern Road, Neath, SA10 7AN



Approx. Gross Internal Floor Area 1425 sq. ft / 132.38 sq. m
Produced by Elements Property



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