



The Sinnatts, Cwrt Herbert,
Neath, Neath Port Talbot, SA10 7BY.

Offers in the Region Of £205,000

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

If you are interested in this home, please call us to arrange a viewing of the home.

Abbey Residential Agents are proud to offer for sale by private treaty this well presented, two double bedroom, two reception rooms, semi-detached bungalow situated on a level location of Cwrt Herbert.

This home is offered with vacant possession with no onward chain and we would strongly recommend internal viewing. Close proximity to Tesco and within easy reach of Greggs. Good access to Dwr Y Felin Comprehensive School and Neath Port Talbot College. Good road access into Neath, Skewen and to the A465.

The accommodation is arranged via door access from the front of the home into the entrance porch, cloakroom, dining room, lounge overlooking the front of the bungalow, modern kitchen with appliances in-situ, inner hall, two bedrooms and a wet room. Externally there are front and rear gardens.

Entrance

via side frosted pvc door with side pane into the porch.

Porch

Radiator, textured ceiling with coving, laminated flooring, Door into the cloakroom. Door into the dining room.

Cloakroom

5' 9" x 4' 2" (1.75m x 1.27m)

Frosted double glazed window to the side aspect, laminated flooring, radiator. A suite consisting of a sink unit and toilet.

Dining Room

12' 10" x 10' 0" (3.91m x 3.05m)

Double glazed window to the front aspect, papered ceiling with coving, laminated flooring, radiator. Door into the kitchen. Door into the lounge. Door into the inner hall.

Kitchen

13' 8" x 6' 9" (4.16m x 2.06m)

Frosted double glazed windowed half frosted pvc door to the rear aspect. Above the door there is frosted pane. A range of fitted wall and base units inset stainless steel sink unit, radiator, textured ceiling with coving, vinyl flooring. Our vendor has indicated that the beko fridge/freezer, beko washing machine and Hotpoint cooker can remain if required. These items have not been tested by Abbey Residential Agents Limited.

Inner Hall

Access to the loft, doors to the two bedrooms, door to the wet room. Two fitted cupboards - 1) Meter cupboard. 2) Boiler with space for a condensing tumble dryer - airing cupboard with radiator.

Lounge

12' 10" x 16' 0" (3.91m x 4.87m)

Two double glazed windows overlooking the front garden. Textured ceiling with coving. Radiator. Focal surround with gas fire inset.



Bedroom One

10' 9" x 12' 9" (3.27m x 3.88m)

Double glazed window to the front aspect, textured ceiling with coving, double radiator, fitted cupboard, laminated flooring.

Bedroom Two

13' 5" x 8' 10" (4.09m x 2.69m)

Double glazed window to the rear aspect, radiator, laminated flooring, textured ceiling with coving, fitted cupboard. This room is currently utilised as a sitting room.

Wet Room

6' 0" x 6' 9" (1.83m x 2.06m)

Frosted double glazed window to the rear aspect, non slip floor, radiator, textured ceiling with coving, partial tiled to walls. A suite consists of a toilet, pedestal wash hand basin, walk in shower area.

Garden

To the front of the bungalow there is an enclosed laid to lawn with an out building. To the rear there is patio area and a further area laid to lawn.

Tenure - Freehold



Please check the tenure with your appointed solicitor.

Energy Performance Certificate

Current - 73 - B Potential - 89 - B - Total Floor Area 66 square metres. Certificate Number 0360-2137-1150-2392-3631 Valid until 14th May 2032. Full EPC can be located on www.epcregister.com

Viewing by appointment with the selling agent.

Please contact us to arranging a viewing of the home.

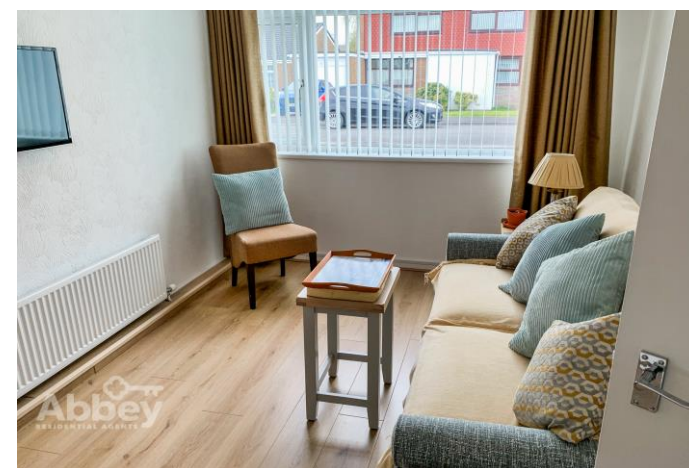
Disclaimer

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

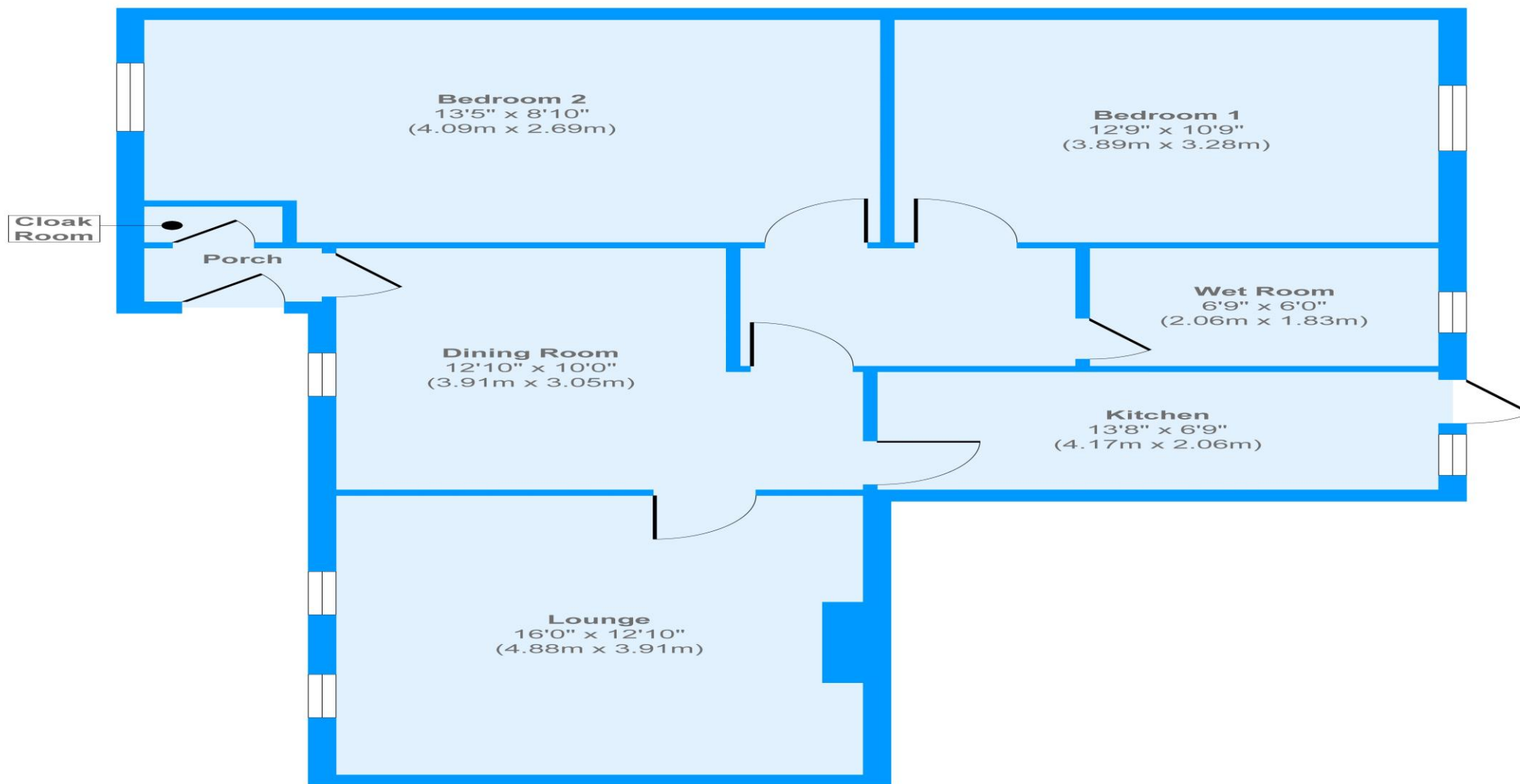


appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to 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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Floor Plan



Approx. Gross Internal Floor Area 1007 sq. ft / 93.55 sq. m

Produced by Elements Property

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