



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

Offers in the Region Of £195,000

****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, two double bedroom detached bungalow in a sought-after location of Neath Abbey.

A feature full length window in the lounge giving panoramic views of the surrounding location. In our opinion we strongly recommend early viewing of this bungalow to avoid any disappointment. The home has a neutral scheme throughout and is offered with vacant possession with no onward chain. Close proximity to Dwr Y Felin Comprehensive School and Neath Port Talbot College. Within easy reach of Tesco and Greggs. Good road links into Neath and along the A465 to the M4 Junction at Llandarcy.

The accommodation consists of an entrance hall, lounge, inner hall, extended kitchen with a dining area, two double bedrooms, separate toilet and a shower room. Externally there are front and rear gardens. Driveway to the side of the home for off road parking.

Entrance

via side pvc door into the hall.

Hall

Door into the lounge. Hanging storage area.

Lounge

17' 0" x 14' 6" (5.18m x 4.42m)

Full length feature window giving panoramic view over the location. Radiator. Textured ceiling.

Inner Hall

Radiator. Access to the loft. Doors off to the kitchen, bedroom one, bedroom two, separate toilet and shower room.

Kitchen

19' 0" x 7' 4" (5.79m x 2.23m)

Two double glazed windows to the side aspect, textured ceiling. Radiator. Tiled floor. Stable pvc door to the side aspect. A range of fitted wall and base units inset stainless steel sink unit, electric hob, oven, extractor fan, plumbed for a washing machine. Under counter area for a fridge and freezer. Tiled

floor. Partial tiled to walls. Dining area for a table and chairs.

Bedroom One

12' 0" x 8' 4" (3.65m x 2.54m)

Double glazed window to the rear aspect, textured ceiling, radiator. Dressing table, fitted wardrobes.

Bedroom Two

11' 2" x 8' 6" (3.40m x 2.59m)

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

Separate Toilet

Frosted double glazed window to the side aspect, textured ceiling, push button toilet, vinyl flooring.

Shower Room

5' 6" x 8' 5" (1.68m x 2.56m)

Frosted double glazed window to the side aspect, textured ceiling, radiator. Partial tiled to walls. Vanity unit with sink unit. Walk in shower enclosure. Cupboard housing a boiler and a radiator.



Garden

To the front there is an area laid to lawn. Brick paved driveway to the side elevation. Outside water tap supply. Gate to the side access. To the right hand side there is a patio area, outside lights. Step up the enclosed rear garden with is a full width patio.

Tenure - Freehold

Please check the tenure with your solicitor.

Council Tax - C

Energy Performance Certificate

Our assessor is undertaking the report.

Viewing by appointment with the selling agent.

Please contact us to arrange a viewing of the home.

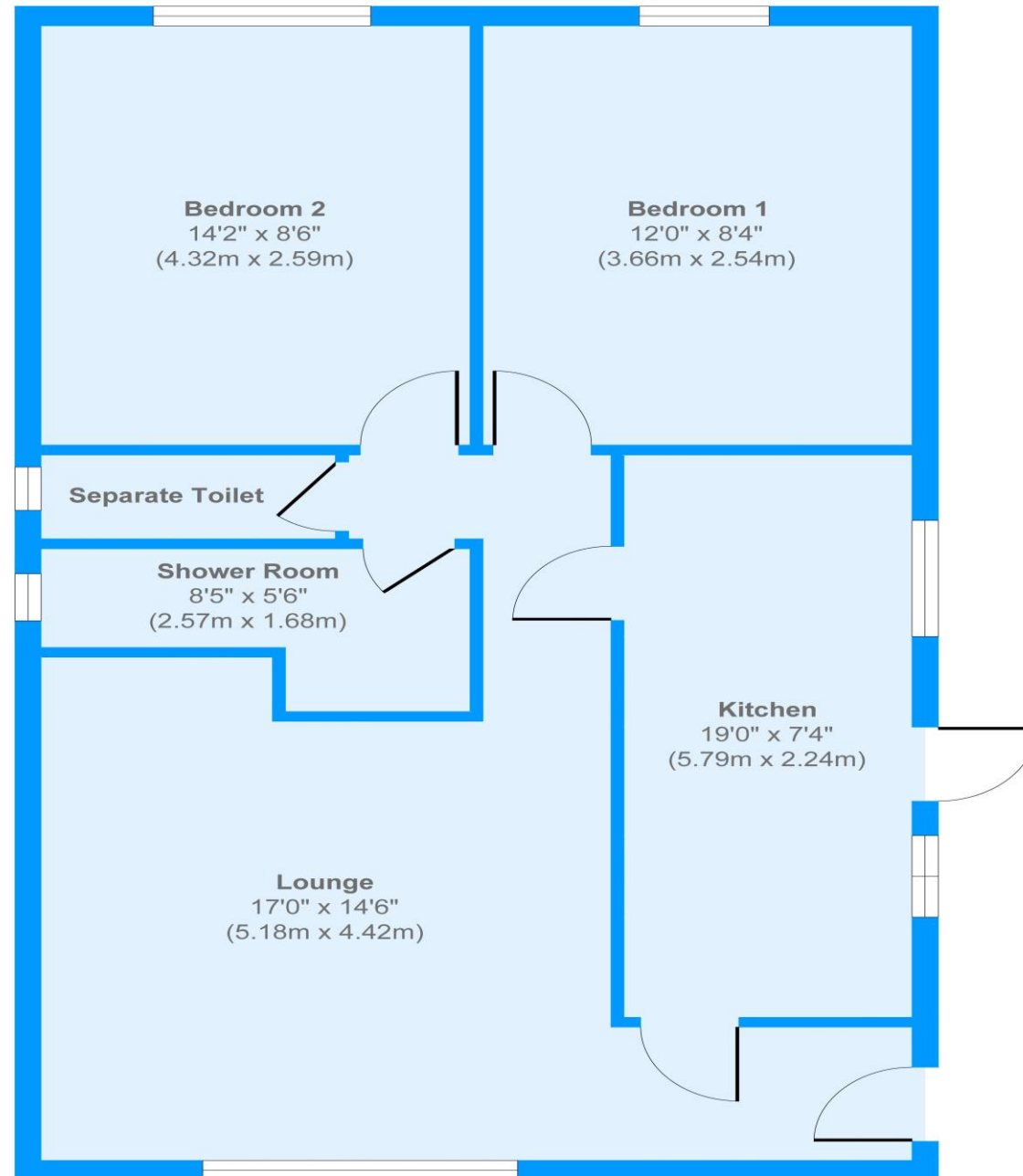
Disclaimer

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

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Floor Plan

Approx. Gross Internal Floor Area 850 sq. ft / 78.96 sq. m

Produced by Elements Property