



39, Ffrwd Vale,
Neath, Neath Port Talbot SA10 7EN

Offers in the Region Of £365,000

*****Exclusive with Abbey Residential Agents***** If you are interested in this home, please call us verbally. Click the link of the virtual tour to view the home in the comfort of your home. Abbey Residential Agents are proud to offer for sale by private treaty this four bedroom detached family residence, set in a peaceful cul de sac level location and within easy access into Neath Town Centre and a short distance to Neath Port Talbot College and Dwr-y-Felin Comprehensive School. We strongly recommend internal viewing of this home as they are rarely available in this desirable location. Vacant Possession with No Onward Chain. The accommodation consists to the ground floor of an entrance hall, lounge with a feature length window to the front of the home, sitting room, dining room, kitchen with fitted units, utility room, fourth bedroom and a cloakroom. To the first floor there are three bedrooms, master bedroom with an en-suite shower room and a well appointed four piece family bathroom. Externally to the front there is a front garden with a generous driveway leading to the double garage. To the left hand side there is a side pathway which leads into the enclosed landscaped rear garden of a reasonable size.

Entrance

via frosted pvc door into the entrance hall.

Entrance Hallway

9' 7" x 13' 2" (2.92m x 4.01m)

Tiled floor. Open plan staircase to the first floor. Textured ceiling with coving. Cupboard storage, double radiator.

Sitting Room

12' 8" x 9' 10" (3.86m x 2.99m)

Double glazed window to the rear aspect, radiator, textured ceiling with coving. Arch to the lounge.

Lounge

19' 0" x 12' 0" (5.79m x 3.65m)

Full length double glazed window to the front aspect. Double glazed window to the rear aspect, radiator, double radiator, textured ceiling with coving.

Dining Room

10' 0" x 12' 0" (3.05m x 3.65m)

Double glazed window to the front aspect, radiator, textured ceiling with coving.

Bedroom Four

9' 11" x 9' 11" (3.02m x 3.02m)

Double glazed window to the front aspect, textured ceiling with coving, radiator.

Cloakroom

8' 5" x 3' 8" (2.56m x 1.12m)

Frosted double glazed window to the side aspect, textured ceiling with coving access to the loft. Tiled floor. A suite consists of pedestal wash hand basin, toilet, radiator.

Kitchen

12' 8" x 11' 5" (3.86m x 3.48m)

Double glazed window to the rear aspect. Door into the utility room, double radiator, tiled floor. A range of fitted wall and base units inset stainless steel sink unit. Inset electric hob, oven and an extractor fan. Tiled to walls. Space for a fridge/freezer. Feature cabinet. Freestanding boiler.

Utility Room

7' 0" x 6' 5" (2.13m x 1.95m)

Frosted double glazed window and a half frosted door to the side aspect. Tiled floor. Radiator.



Plumbed for a washing machine. Base unit with stainless steel sink unit.

First Floor Landing

Gallery landing. Textured ceiling with coving. Cupboard with tank. Doors off to the three bedrooms and the family bathroom.

Bedroom One

9' 11" x 15' 2" (3.02m x 4.62m)

Two double glazed windows to the rear aspect (tilt and turn), textured ceiling with coving, walk in wardrobe. Door into the en-suite.

En-suite Shower Room

6' 0" x 10' 9" (1.83m x 3.27m)

Frosted double glazed window to the side aspect, plain plastered ceiling with integrated spot lights. Fully tiled to walls and floor. A suite consists of a walk in shower cubicle, push button toilet, vanity unit inset sink, shaver point.

Bedroom Two

8' 8" x 9' 11" (2.64m x 3.02m)

Double glazed window to the front aspect, textured ceiling, fitted wardrobe. Access to the loft.



Bedroom Three

13' 10" x 14' 3" (4.21m x 4.34m)

Velux skylight, radiator.

Family Bathroom

6' 0" x 8' 9" (1.83m x 2.66m)

Frosted double glazed window to the side aspect, plain plastered ceiling with integrated spot lights. Fully tiled to walls and floor, chrome towel rail. A suite consists of a panelled bath, shower cubicle, push button toilet, vanity unit with sink.

Garden

To the front there is an area laid to lawn with a gravel feature and a driveway to the double garage. The rear garden is landscaped with various shrubs with stone feature, brick paviour leading to the pergola with a gate to the rear access patio area and a door into the rear of the garage.

Double Garage

With an up and over door.

Tenure - Freehold

Please check the tenure with your solicitor.



Council Tax - F

Viewing by appointment with the selling agents.

Please contact us to arranging a viewing of the home.

Disclaimer

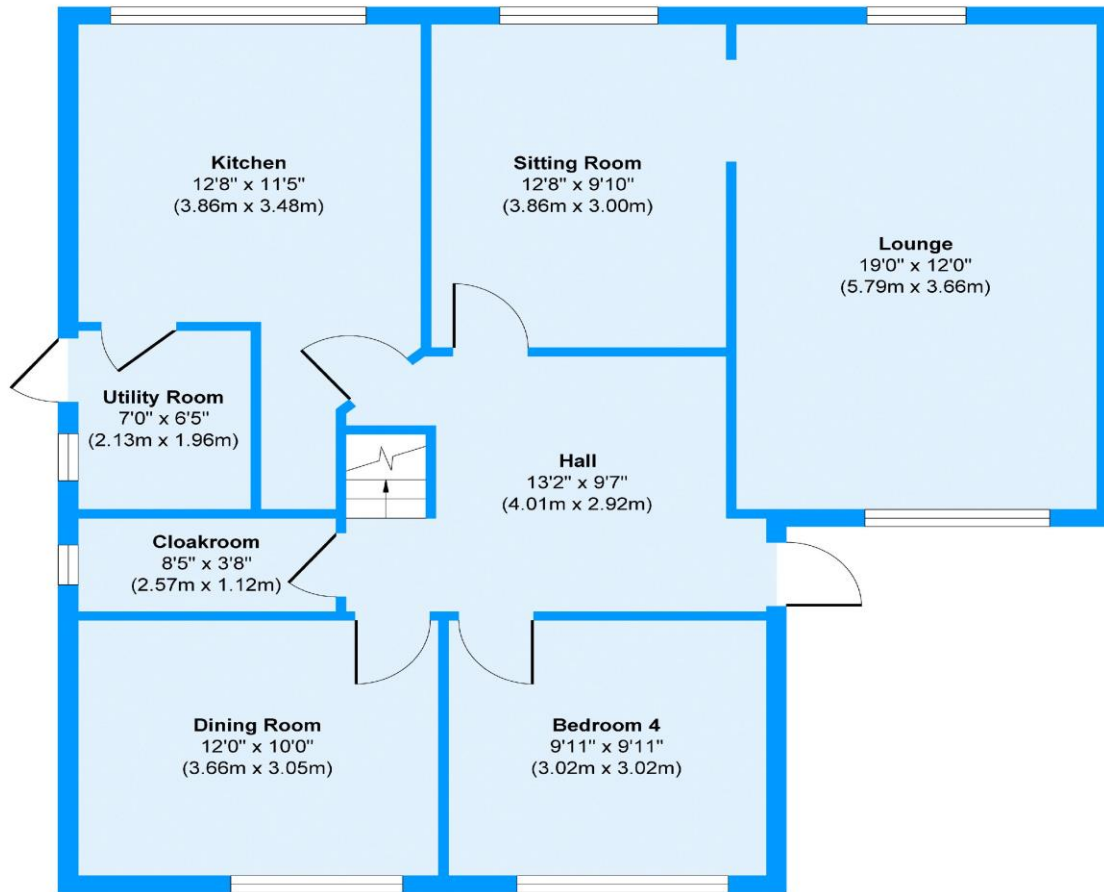
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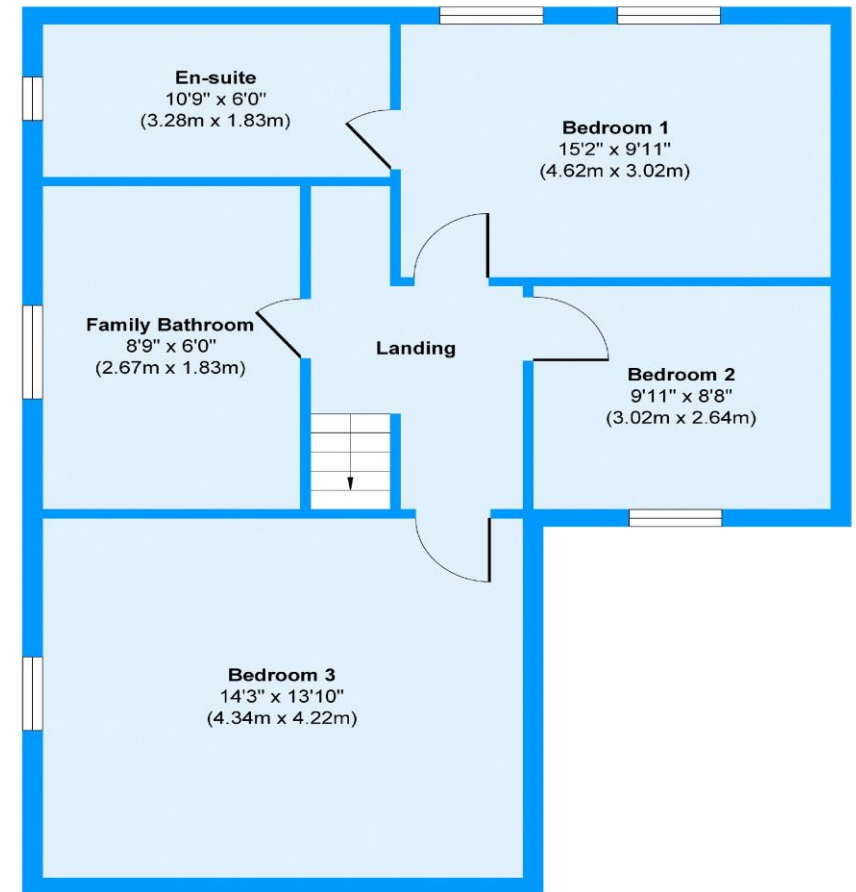
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39 Ffrwd Vale, Neath, SA10 7EN



Ground Floor
Approximate Floor Area
972 sq. ft
(90.30 sq. m)



First Floor
Approximate Floor Area
729 sq. ft
(67.72 sq. m)

Approx. Gross Internal Floor Area 1701 sq. ft / 158.02 sq. m

Produced by Elements Property



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