



Heol Y Felin, Neath,
Neath Port Talbot, SA10 7SL.

Offers in the Region Of £169,950

***** 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 own home.

Abbey Residential Agents are proud to offer for sale by private treaty this well-proportioned three bedroom semi detached family home with views to the front aspect in a sought after location of Caewern. We would strongly recommend internal viewing of this home. Close proximity to the local children's park and local shops. Within easy reach of Dwr Y Felin Comprehensive School and Neath Port Talbot College. Vacant Possession with No Onward Chain. The accommodation consists to the ground floor of entrance hall, dining room, lounge, kitchen with units. To the first floor there are three bedrooms and a family bathroom. Externally there are front and rear gardens of a good size.

Entrance

via side pvc door into the hall.

Hall

Radiator. Staircase to the first floor.

Dining Room

9' 9" x 10' 9" (2.97m x 3.27m)

Double glazed window to the front aspect, radiator. Plain plastered ceiling.

Lounge

14' 5" x 11' 5" (4.39m x 3.48m)

Double glazed window to the front aspect. Pantry cupboard. Open to the kitchen. Radiator.

Kitchen

5' 7" x 9' 0" (1.70m x 2.74m)

Double glazed window to the rear aspect. Half frosted pvc door into the rear garden. Double radiator. Base unit with stainless steel sink unit. Plumbed for a washing machine.

First Floor Landing

Frosted double glazed window to the rear aspect. Access to the loft. Doors off to all the first floor rooms.

Bedroom One

12' 0" x 11' 5" (3.65m x 3.48m)

Double glazed window to the front aspect, radiator.

Bedroom Two

9' 10" x 10' 11" (2.99m x 3.32m)

Double glazed window to the front aspect, radiator.

Bedroom Three

9' 4" x 7' 2" (2.84m x 2.18m)

Double glazed window to the rear aspect, radiator.

Family Bathroom

7' 6" x 8' 5" (2.28m x 2.56m)

Frosted double glazed window to the rear aspect. A suite consists of toilet, sink unit, panelled bath. Tiled splash backs. Radiator.



Garden

To the front there is good size front garden which is laid to lawn. Side pathway leading to the entrance door. To the rear there is patio area and an area laid to lawn.

Tenure - Freehold

Please check the tenure with your solicitor.

Council Tax - B

Energy Performance Certificate

Current - 48 -E Potential - 84 - B Total Floor Area 83 square metres. Certificate Number - 0434-5125-4300-0138-8226 Valid until 27th May 2034. Full EPC can be located on www.epcregister.com

Viewing by appointment with the selling agents.

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

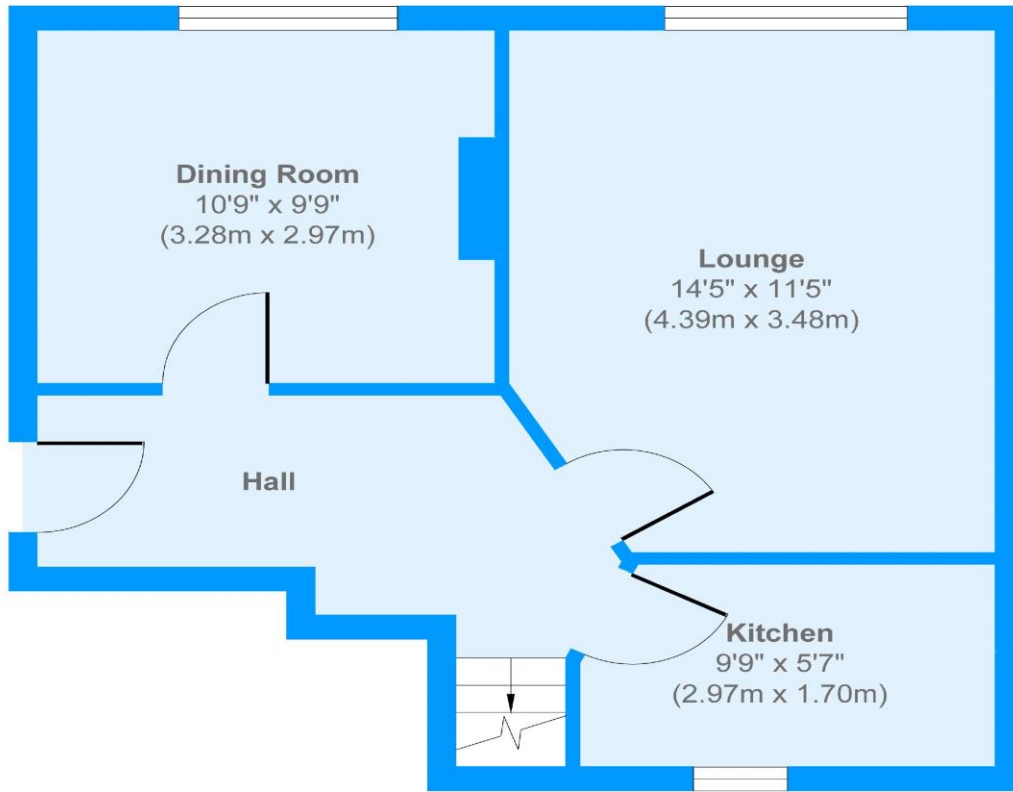
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be required. Written quotation available upon request. Mortgages secured on property.

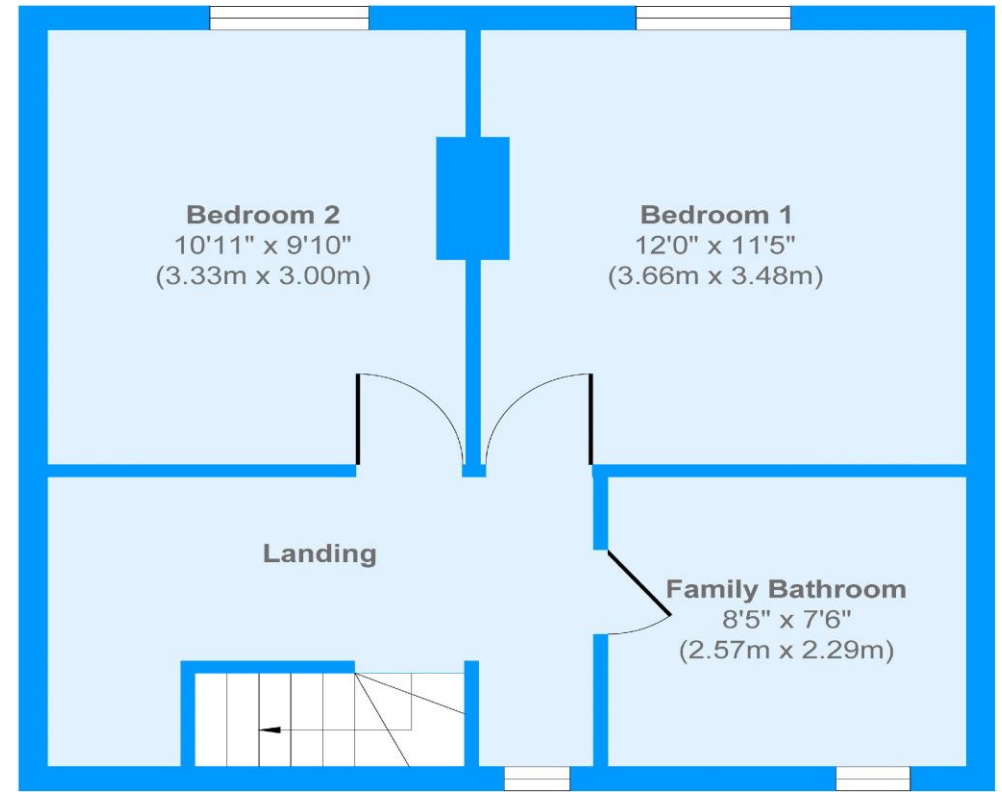




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Ground Floor
Approximate Floor Area
403 sq. ft
(37.43 sq. m)



First Floor
Approximate Floor Area
428 sq. ft
(39.76 sq. m)

Approx. Gross Internal Floor Area 831 sq. ft / 77.19 sq. m
Produced by Elements Property



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