



Mile End Row,  
Neath, Neath Port Talbot, SA11 2ED.

Offers in the Region Of £124,999



\*\*\*\*\*Reviewed Marketing Figure and Exclusive with Abbey Residential Agents\*\*\*\*\* If you are interested in this home, please contact 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 presented three bedroom end link home on a level location with parking within easy reach of Neath Town Centre. In our opinion we would strongly recommend internal viewing of this home. Vacant Possession with No Onward Chain. The accommodation consists to the ground floor of dining room, lounge, kitchen with units, storage room. To the first floor there are three bedrooms, family bathroom and a separate toilet. Externally there are front and rear gardens. Off road parking to the rear of the home.

### Entrance

via pvc door into the home.

### Dining Room

9' 3" x 9' 3" (2.82m x 2.82m)

Double glazed window to the front aspect. Stairs to the first floor with under stairs storage. Laminated flooring. Radiator.

### Lounge

12' 5" x 11' 9" (3.78m x 3.58m)

Double glazed window to the front aspect. Gas fire with back boiler. Radiator. Laminated flooring.

### Kitchen

10' 7" x 6' 8" (3.22m x 2.03m)

Double glazed window to the rear aspect. A range of wall and base units inset stainless steel sink unit.

### Storage Room

Accessed via a wooden door into the rear garden. Power and plumbing for a washing machine.

### First Floor Landing

Double glazed window to the rear aspect. Storage and airing cupboard.

### Bedroom One

10' 4" x 9' 8" (3.15m x 2.94m)

Double glazed window to the front aspect, storage cupboard, radiator.

### Bedroom Two

9' 0" x 7' 5" (2.74m x 2.26m)

Double glazed window to the front aspect, storage cupboard, radiator.

### Bedroom Three

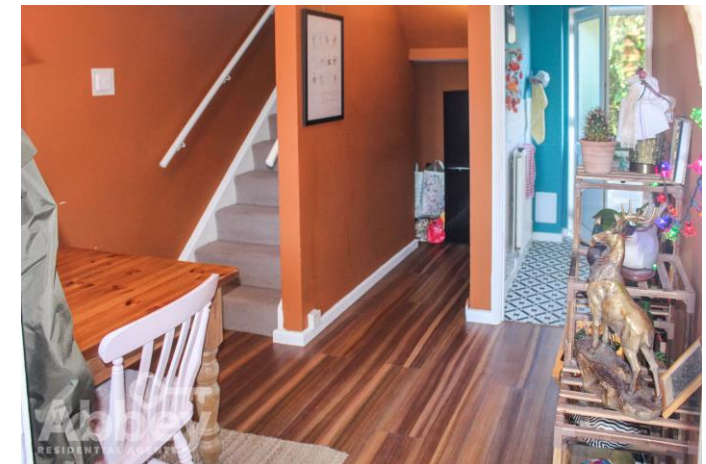
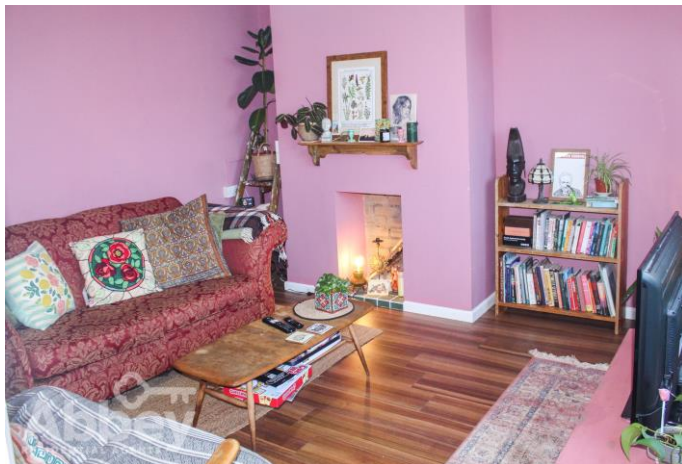
8' 6" x 6' 6" (2.59m x 1.98m)

Double glazed window to the rear aspect, radiator.

### Family Bathroom

4' 11" x 5' 6" (1.50m x 1.68m)

Frosted double glazed window to the rear aspect, shower, tiled walls and heated towel rail.



### **Separate Toilet**

Frosted double glazed window to the rear aspect, toilet.

### **Garden**

To the front of the home the area is secluded with a fence. Side Access leading into the rear garden and access for parking for two vehicles.

### **Tenure - Freehold**

Please ask your solicitor to check the tenure of the home.

### **Council Tax - B**

### **Energy Performance Certificate**

Current - 41 - E Potential - 78 - C Total Floor Area 93 square metres Certificate Number - 8807-1150-4629-8527-4463 Valid until 25th April 2026 Full EPC can be located on [www.epcregister.com](http://www.epcregister.com)

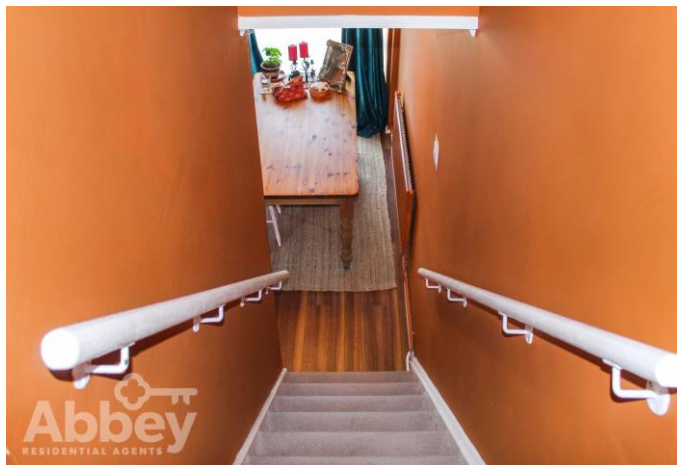
### **Viewing by appointment with the selling agents.**

Please contact ourselves 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 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.

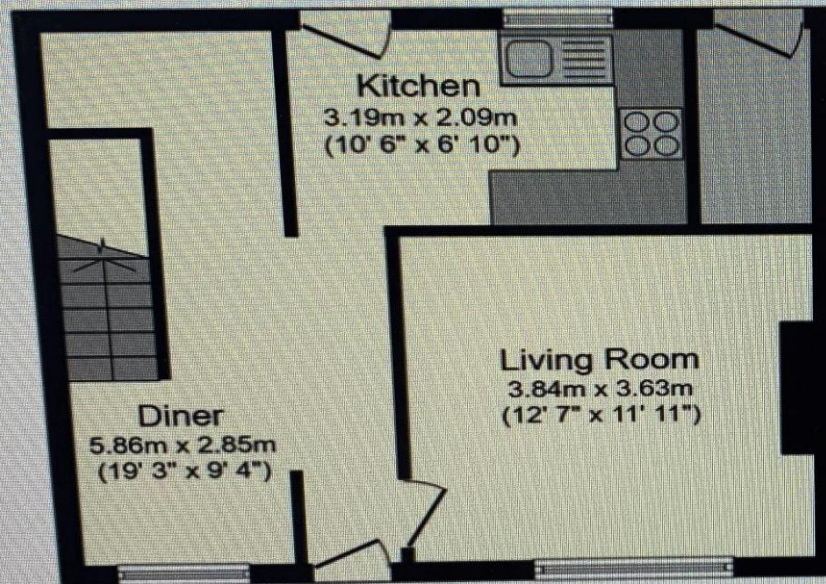




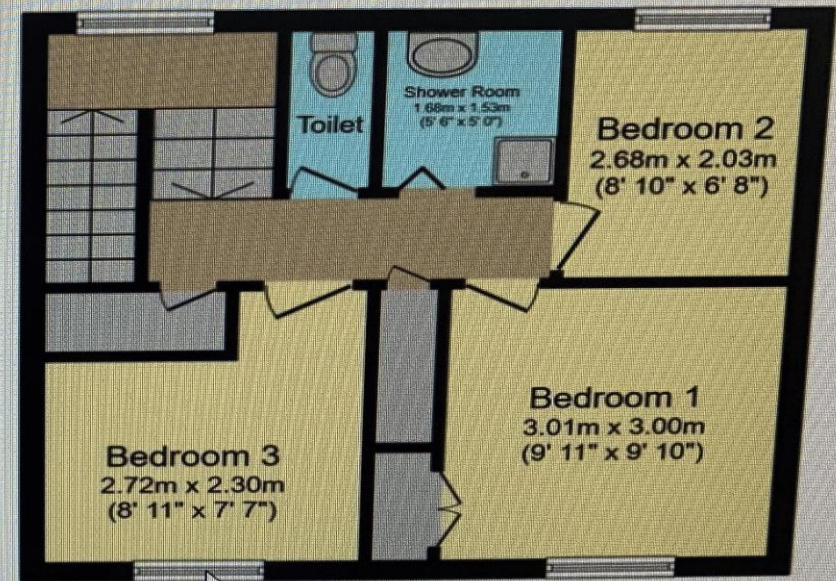








**Ground Floor**



**First Floor**

**Total floor area 77.1 sq.m. (830 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Produced for Purplebricks. Powered by [www.focalagent.com](http://www.focalagent.com)

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