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29 Mill Race
Neath Abbey
SA10 7FL

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Asking price **£310,000**

New to the market since it was first constructed, is this very well presented four bedroom detached family home, situated on the sought after development - Mill Race, Neath Abbey.

A Claydon style by Wilcon, detached family home

Situated in a highly regarded residential area within Neath Abbey

Within walking distance to local amenities and parks

Convenient commuter access to the A465

Two reception rooms plus kitchen with separate utility space and cloakroom to ground floor

Four bedrooms (Master with en-suite shower room) plus family bathroom to first floor

Leased roof space allowing for solar panels producing free electricity on bright days

Ample off road parking ahead of a generous detached double garage

Immaculately presented Southerly facing rear garden





This extremely well presented detached family home is situated within the highly regarded Mill Race development in Neath Abbey. The property has been lovingly maintained since it's construction and offers two reception rooms, a kitchen with separate utility area, cloakroom, four bedrooms one with an en-suite shower room, family bathroom, a beautiful landscaped rear garden and a generous detached double garage.

The property is entered via a wooden and glazed panel door into an impressive and inviting entrance hallway. The hallway has stairs to the first floor accommodation and widens giving access to the two reception rooms, the cloakroom and kitchen. The flooring within the hallway has been laid with a beautiful Antico tile providing a herringbone wooden floor effect and comes within a remaining guarantee.

The spacious lounge is located to one side of the property and is flooded with natural light from a window to the front and a set of sliding patio doors to the rear. Within the room there is a feature gas fireplace and carpeted flooring.

The dining room is located on the opposite side of the property to the lounge. The room offers a large window to the front, carpeted flooring and can comfortably accommodate a large dining table and chairs.

The kitchen is located to the rear of the property and is a bright and airy space, fitted with a matching range of wooden base and wall mounted units with a laminated worksurface over. There is space for a free standing fridge/freezer, space for a dishwasher, double eye level oven and a gas hob. There is a window to the rear providing light and views of the garden, tiled flooring and a doorway leading into the utility area.

The utility room offers a fitted base unit and a tall larder unit matching the kitchen with space for one appliance and a door gives access to the garden.

Remaining to the ground floor is the cloakroom that benefits from a continuation of the same Antico herringbone style tiled flooring as the hallway and has been fitted with a two piece suite comprising; low level WC and a pedestal wash hand basin.

To the first floor the landing gives access to all four bedrooms, the family bathroom and the airing cupboard.

Bedroom one is located to the rear of the property and is a large double bedroom benefitting from carpeted flooring, built in double wardrobes and a window to the rear offering far ranging views.

Off bedroom one a doorway gives access to the en-suite shower room. The en-suite has been fitted with a white three piece suite comprising; corner shower cubicle with a mains shower fitted, low level WC and a pedestal wash hand basin. There is an obscure glazed window to the rear, wall mounted chrome heated towel rail and vinyl flooring.

Bedrooms two and three are both good sized double bedrooms located to the front of the property. Each room has been laid to carpet and have windows to the front. Bedroom two benefits from built in double wardrobes. Bedroom four is a generous sized single bedroom with a window to the rear.

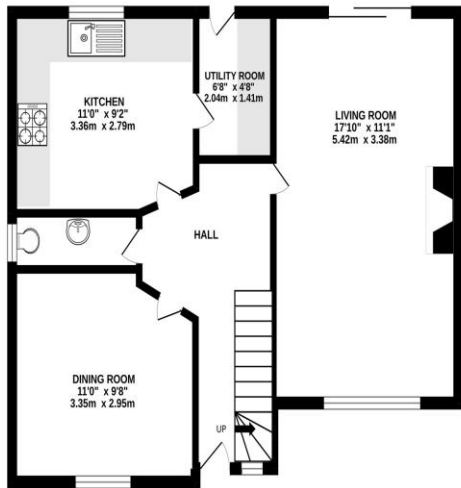
The family bathroom has been fitted with a three piece suite comprising; low level WC, pedestal wash hand basin and a panel bath. There is an obscure glazed window to the rear, extractor fan, vinyl flooring and half height tiling.

Outside to the front of the property, a set of concrete paved steps flanked by grass verges lead to an open porch area ahead of the front door. To the side of the property is a generous driveway offering off road parking for two cars ahead of the detached double garage.

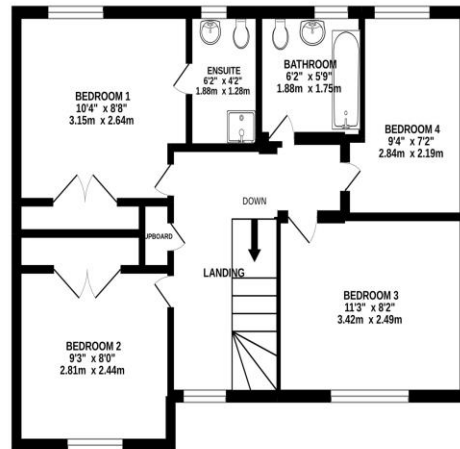
The garage has two traditional up and over doors and is one large open space inside, benefitting from power supply, a work bench area, a pitched roof allowing for additional storage and a side pedestrian door giving access direct into the garden. Leading off the driveway a tall wooden side gate provides access into the immaculate landscaped Southerly facing rear garden.

The garden offers a paved patio area with an ornate design and a good sized lawned area. A paved pathway leads from the rear of the property along the side of the garden to a wooden shed and the pedestrian garage door. The lawned area is bordered by a small brick wall and mature plants and shrubs.

GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions
SAT NAV USERS

SA10 7FL

Tenure
 Freehold

Services
 Council Tax Band E
 EPC Rating B

Viewing strictly by
 appointment through
 Herbert R Thomas

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hrt Est. 1926 **RICS**

8/16/22, 10:02 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
29, Mill Place Neath, Neath SA10 7FL	Energy rating B	Valid until: 26 January 2023 Certificate number: 2118-5065-7229-0047-8974
Property type	Detached house	
Total floor area	110 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions) (<https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions>).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
 the average energy rating is D
 the average energy score is 60

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

