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16 Penyard Road
Neath Abbey
SA10 7EY

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Asking price **£280,000**

Nestled at the head of a quiet cul-de-sac, on an elevated plot offering far ranging views, is this very well presented three bedroom detached dormer bungalow.

A very well presented detached dormer bungalow

Located in a sought after area

Positioned at the head of a quiet cul-de-sac

Within walking distance to local amenities and a reputable primary school

Situated on a generous elevated plot. Offering far ranging views to the front

Desirable open plan living accommodation with separate reception room

One ground floor double bedroom plus two first floor double bedrooms

Beautiful landscaped gardens to front and rear

Large sheltered storage area with outbuilding attached, benefitting from power supply





This deceptively spacious three bedroom detached dormer bungalow sits proudly at the head of a quiet cul-de-sac within the sought after area of Neath Abbey. Access to the front of the property is via a half height wrought iron gate, with a choice of following either a meandering sloped pathway to the front door, or steps to one side of the immaculate lawned and gravelled garden.

The property is accessed via a UPVC front door into a bright and airy entrance hallway, with fitted carpet flooring that continues up the fitted staircase and doorways leading to the ground floor bedroom, dining room, family shower room, understairs storage cupboard land the open plan kitchen/living space.

The spacious open plan kitchen/living space is flooded with natural light from UPVC windows to both the front and rear elevations.

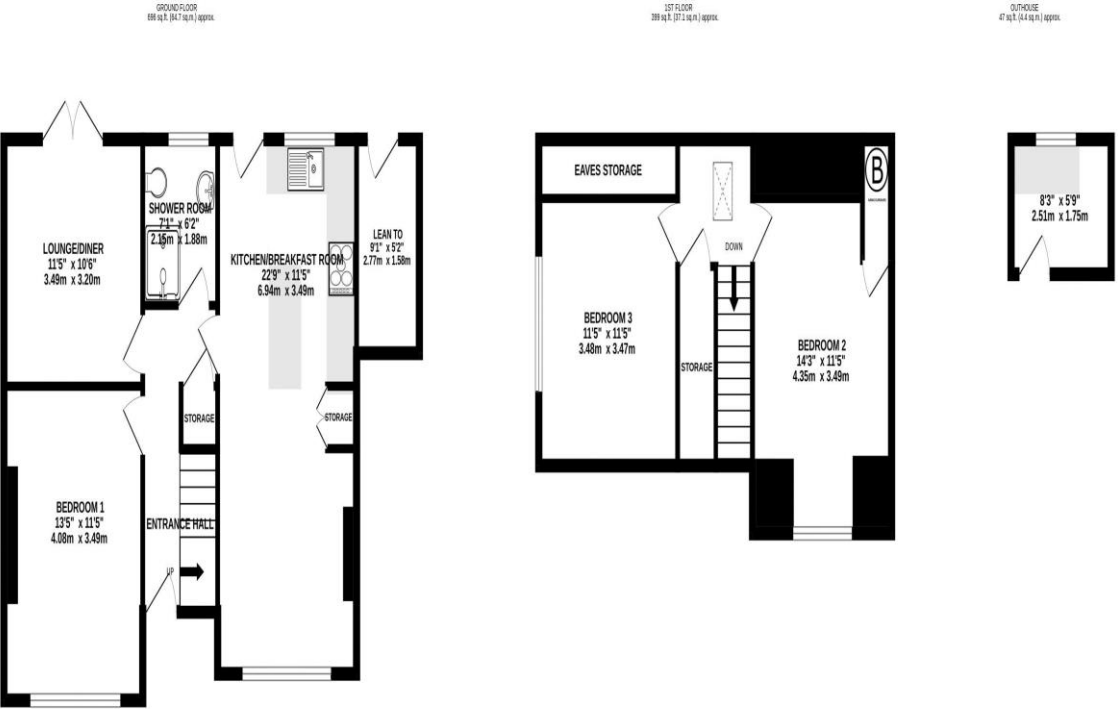
The kitchen has been fitted with a matching range of contemporary base and wall mounted units, with a butchers block effect laminated work surface over. The room features a central island providing a seated breakfast area, integrated fridge/freezer, free standing double oven with electric stove rings and a stainless steel sink unit positioned below the rear window. Within the living area there is a focal wood burning stove set on tiled slate hearth and a there is laminate wood flooring laid throughout the room.

The second reception room/dining room has a continuation of the wood laminated flooring and offers convenient access into the rear garden via a set of UPVC French doors. The spacious ground floor bedroom features a brick built fire surround with alcove wall lighting, fitted carpet flooring and a large window to the front, enjoying views of the garden.

To the first floor, a generous landing area provides with velux roof window provides access to the remaining two double bedrooms and a generous sized storage cupboard. The second bedroom is a large double bedroom with a UPVC window to the front, enjoying far ranging views. The bedroom has a continuation of the fitted carpet flooring and has the airing cupboard positioned in the corner housing the modern gas combination boiler. The third bedroom is another comfortable double bedroom with access to eaves storage, fitted carpet flooring and a UPVC window to the side. All three of the bedrooms share the use of the family shower room, located on the ground floor

. The shower room features a contemporary walk in double shower unit, enclosed by a full height glazed screen, a low level WC and a vanity wash hand basin with cupboard storage below. The room benefits from floor and wall tiling throughout, recessed spotlights, wall mounted chrome towel radiator and an obscure glazed window to the rear.

Outside to the rear of the property is a beautiful landscaped garden, set into three main sections. The first section is a level patio area, with half concrete and half paved paving. There is access to a stone built outhouse, with solid roof, plumbing and power supply - ideal for a utility space. A tall double gate to the side of the outhouse provides access to a lean to area, currently used as an outside sheltered dog run/kennel. A small height brick wall with picket fencing and central picket gate lead into the main second section, a large slightly sloped lawned garden, with gravel stone borders and an abundance of mature plants and shrubs. A central pathway leads through the lawned garden to a level concrete hard standing, utilised for the current vendors hot tub which could be sold under separate negotiation. A further picket gate at the rear of the garden leads onto the third section of garden, where a generous stone outbuilding with sheltered storage area is located. This are is NOT accessible from the rear.



TOTAL FLOOR AREA: 1143 sq.ft. (106.2 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

SATNAV USERS: SA10 7EY

Tenure

Freehold

Services

All mains services

Council Tax Band D

EPC Rating C

Viewing strictly by
appointment through
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Energy performance certificate (EPC)

16 Playard Road NEATH SA10 7EY	Energy rating C	Valid until 11 March 2034
		Certificate number: 9020-9071-0691-9104-1423
Property type	Detached bungalow	
Total floor area	102 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/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

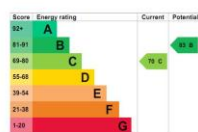
Energy rating and score

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

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

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

Properties get a rating from **A (best)** to **G (worst)** and a score. The better the rating and score, the lower your energy bills are likely to be.



For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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