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77 Taillwyd Road

Neath Abbey

Neath

SA10 7DY

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Asking price **£305,000**

Positioned on the periphery of a quiet residential development with far ranging woodland views to the front, is this spacious and immaculately presented two double bedroom detached bungalow.

A spacious two bedroom detached bungalow.

Situated on the periphery of a sought after development within Neath Abbey.

Within walking distance to local amenities, supermarket and scenic woodland walks, leading to a waterfall.

Positioned close to a bus route for convenient access into Neath town centre.

Immaculately presented throughout.

Large lounge with sliding patio doors to fully enjoy woodland views.

Modern fitted kitchen and bathroom.

Positioned on a generous plot offering beautiful landscape front and rear gardens.

Driveway off road parking for two cars plus garage





This spacious and immaculately presented detached bungalow is located within a well-regarded residential area of Neath Abbey, offering convenient access to scenic woodland walks, local amenities and shops.

The property is entered via a UPVC and glazed panel side door into an entrance hallway, offering original wood block flooring, access to a large cloaks storage cupboard doorways give lead off to the lounge, bathroom and two double bedrooms. The bright and spacious lounge is located to the front of the property, offering a continuation of the original wood block flooring and benefitting from a UPVC double glazed side window and a large, full double glazed UPVC sliding patio door to the front, flooding the room with natural light. A doorway to the side of the room leads through into the generous kitchen/diner, offering a UPVC triple glazed window to the front and benefits from fitted herringbone effect vinyl flooring.

The kitchen has been fitted with a matching range of contemporary white high gloss base and wall mounted units with a breakfast bar unit providing separation between the kitchen and dining space. It benefits from integrated appliances, a light composite sink unit positioned below a UPVC double glazed window, has an integrated eye level and separate grill and boasts a **five** burner gas hob. An obscure fully glazed peel door at the rear of the room provides access to the outside.

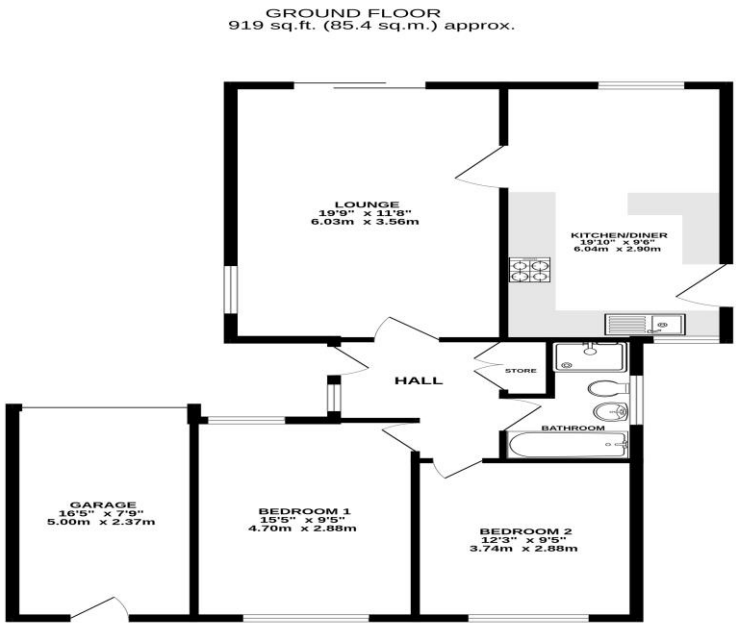
Back off the hallway doorways provide access to both double bedrooms and the shared bathroom.

There are two generous sized double bedrooms to the rear of the property, one room offering UPVC windows to both the front and rear and each bedroom benefits from fitted carpet flooring.

The shared bathroom has been fitted with a contemporary white three piece suite comprising; double shower cubicle with glazed shower screen and rainfall shower head, pedestal wash hand basin with cupboard storage below and low level WC.

There is an obscure glazed window to the side, full height tiling to walls and vinyl tile effect fitted flooring .

Outside to the front of the property there is a low maintenance gravelled tiered garden, with a brick pavia long driveway to the side of the property, leading to an attached garage. In some instances within the development, the garage has been successful converted into a reception and/or bedroom, if the requirement is needed for additional floor space. We would recommend seeking advice and applying for planning permission ahead of doing any type of conversion. The garage currently has a traditional up and over garage door to the front, a pedestrian door to the rear and benefits from power supply. A concrete pathway wraps around the side of the property to a tall wrought iron gate, giving access to the rear garden. Steps up from the ground level pathway lead onto a large, gently sloped lawned garden, bordered by feather edge wood fencing and mature shrubs. A stepping stone pathway leads to the rear of the garden, with a paved patio area offers a level space to sit and enjoy the views.





Directions

For satnav users SA10 7DY

Tenure

Freehold

Services

All main services and metered.

Council Tax Band D

EPC Rating D

Viewing strictly by
appointment through
Herbert R Thomas

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Energy performance certificate (EPC)

77 Talbot Road Neath Abbey NEATH SA10 7DY	Energy rating D	Valid until 13 September 2034
		Certificate number 9279-3041-0201-0794-0206

Property type	Detached bungalow
Total floor area	81 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-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

Energy rating and score

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

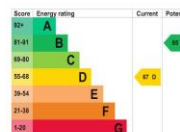
[See how to improve this property's energy efficiency](#)

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



hrt
herbert r thomas

33 Alfred Street, Neath, West Glamorgan,
SA11 1EH,
01639 639541
neath@hrt.uk.com

hrt Est. 1926

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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.

