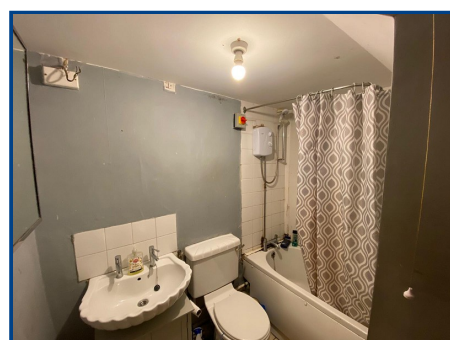
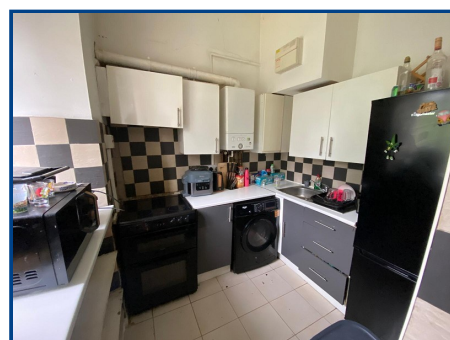
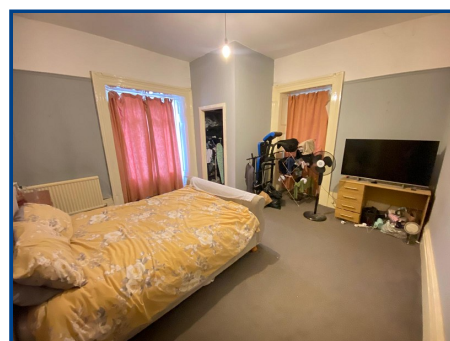
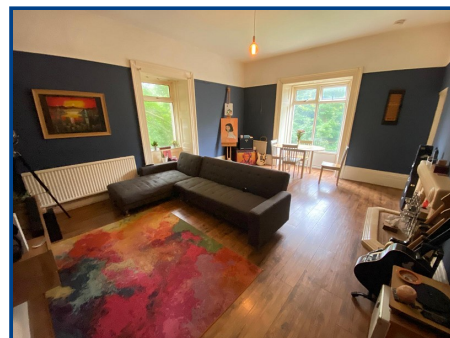


**Hill Road  
Neath Abbey  
Neath  
Neath Port Talbot.**

**Price £64,500**



- **GROUND FLOOR FLAT**
- **1 BEDROOM**
- **1 RECEPTION ROOM**
- **2 ALLOCATED PARKING SPACES**
- **REAR GARDEN**
- **FIRST TIME PURCHASE**



## **General Description**

**FIRST TIME PURCHASE!..**

**We present to the market this, spacious 1 bedroom ground floor flat. Located in Neath Abbey.  
Call us today to book in a viewing.**

**EPC Rating: D65**

# Hill Road, Neath Abbey, Neath, Neath Port Talbot.

## Property Description

We present to the market this, spacious 1 bedroom ground floor flat. Located in Neath Abbey. This property comprises of; Entrance to hallway, spacious bedroom, bathroom, spacious lounge/diner, kitchen to this ground floor flat. Externally, 2 allocated parking spaces, side entrance leading to rear garden. Close to local amenities. Good links to the A465 & M4 corridor. Regular bus routes and train service. A fantastic opportunity for a first time purchase.

Call us today to book in a viewing.

### Hallway (9' 8" x 4' 10") or (2.95m x 1.48m)

Vinyl flooring. Doors leading to;

### Bedroom (14' 5" x 15' 1") or (4.40m x 4.59m)

Window to front and side, walk in wardrobe, radiator.

### Lounge / Diner (18' 4" x 15' 1") or (5.59m x 4.59m)

Window to side and rear, feature mantle piece, radiator, laminate flooring.

### Kitchen (9' 0" x 7' 0") or (2.74m x 2.14m)

Window to rear, range of wall & base fitted units, sink unit, plumbing for washing machine, wall mounted

boiler, plumbing for cooker unit, partially tiled walls, tiled flooring.

### Bathroom (5' 7" x 7' 0") or (1.71m x 2.14m)

Panelled bath, hand basin, WC, partially tiled walls, tiled flooring.

### External

Ground floor flat, 2 allocated parking spaces, side access leading to rear garden.

### Agents Note

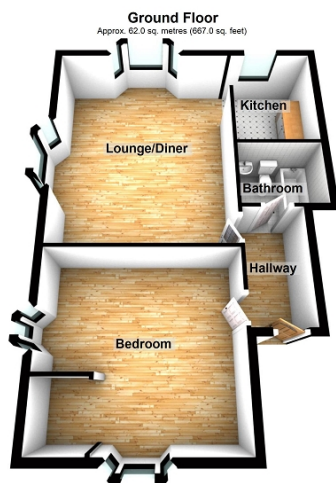
We have been advised, new heat resistant ceilings, electric smoke alarms, fire alarms & fire doors have been fitted. We are awaiting certificates from the vendor to confirm this.

### Tenure

Leasehold

### Council Tax

A



Total area: approx. 62.0 sq. metres (667.0 sq. feet)

### Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).