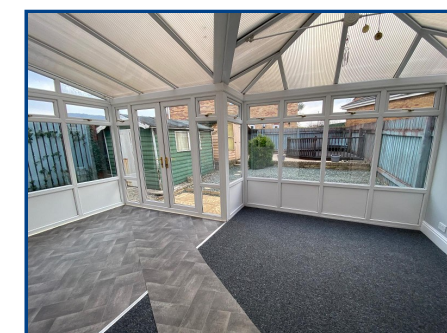
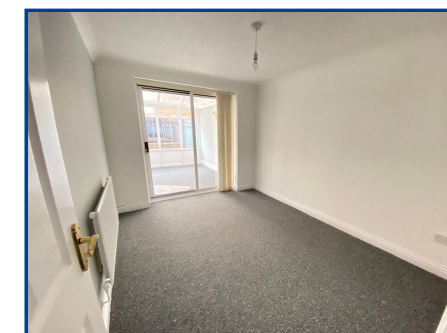
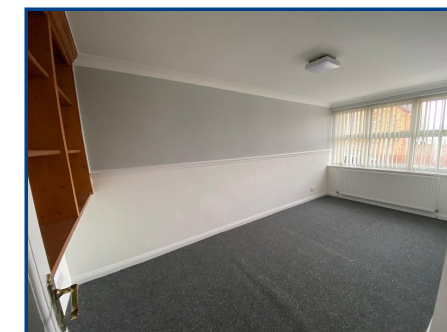


**Mill Race
Neath Abbey
Neath
Neath Port Talbot.**

Price **£305,000**

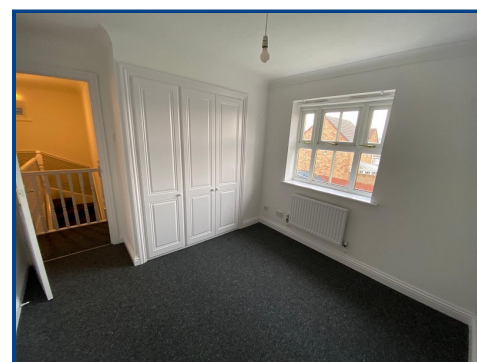
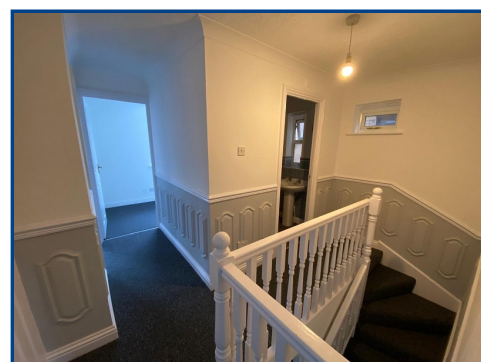


- **DETACHED PROPERTY**
- **4 BEDROOMS + ENSUITE TO MAIN**
- **3 RECEPTION ROOMS**
- **KITCHEN / UTILITY ROOM & CLOAKROOM**
- **OFF ROAD PARKING TO THE FRONT**
- **ENCLOSED LOW MAINTENANCE REAR GARDEN**
- **SPACIOUS FAMILY HOME**
- **SOME MODERNISING REQUIRED**

General Description

SPACIOUS FAMILY HOME!
4 Bedroom detached situated in Mill Race Neath Abbey. Call us today to book your viewing.....

EPC Rating: C74



Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

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.

Mill Race, Neath Abbey, Neath, Neath Port Talbot.

Property Description

SPACIOUS FAMILY HOME!

4 Bedroom detached situated in Mill Race Neath Abbey. Property offers; Entrance to hallway, cloakroom, 3 receptions rooms, kitchen, utility room & conservatory to the ground floor. 4 Bedrooms ensuite to main, family bathroom to the 1st floor. Driveway to the front of the property with enclosed low maintenance garden to the rear. Property requires some modernising, and benefits from gas central heating & double glazing. The property is situated in a cul-de-sac location, close to local amenities, shops, schools, beautiful rural walks, regular bus service & good road links to the M4 corridor. Viewing is highly recommended to appreciate property potential & location. Call us today to book your viewing.....

Entrance Hall (13' 0" x 3' 02") or (3.96m x 0.97m)

Entrance to hallway, staircase leading to the 1st floor, laminated flooring, radiator.

Sitting Room (15' 09" x 7' 05") or (4.80m x 2.26m)

Window to the front, radiator.

Lounge (14' 06" x 10' 03") or (4.42m x 3.12m)

Bay window to the front, feature fire surround with inset gas fire, radiator.

Cloakroom (6' 03" x 5' 07") or (1.91m x 1.70m)

Low level WC, hand basin.

Dining Room (10' 10" x 8' 09") or (3.30m x 2.67m)

Laminated flooring, radiator. Patio doors opening to radiator.

Kitchen (9' 05" x 9' 02") or (2.87m x 2.79m)

Window to the rear, a range of wall & base fitted units with work top over, bowl & half sink unit, gas hob with extractor fan above, electric oven, laminated flooring.

Utility Room (9' 02" x 3' 11") or (2.79m x 1.19m)

Door to the side giving access to the rear garden, window to the rear. Wall & base fitted units with work top over, tiled for splash back, radiator.

Conservatory (10' 06" x 9' 07" x 7' 11") or (3.20m x 2.92m x 2.41m)

French doors opening to the rear garden.

First Floor Accommodation (11' 06" x 6' 00") or (3.51m x 1.83m)

Window to the side, attic entrance, airing cupboard. Doors leading to.

Bedroom 1 (12' 09" x 11' 04") or (3.89m x 3.45m)

Window to the front, partial wood panelled walls, radiator.

Bedroom 2 (11' 00" x 9' 09") or (3.35m x 2.97m)

Window to the front, built in wardrobes, shelved wall, radiator.

Second Part Landing (6' 11" x 2' 08") or (2.11m x 0.81m)

Doors leading to.

Master Bedroom (12' 02" x 9' 04") or (3.71m x 2.84m)

Windows to the rear, built in wardrobes, radiator.

En-Suite

Frosted window to the side, shower cubicle, low-level WC, hand basin, partially tiled walls, tiled flooring, radiator.

Bedroom 3 (10' 02" x 5' 07") or (3.10m x 1.70m)

Window to the rear, radiator.

External

Externally the property offers lawn frontage, with off road parking to the front, with side gated access to the rear garden. Enclosed rear garden benefiting from loose stone with decked seating area. Two timber outbuildings.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

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