



## The Highlands, £160,000

- Well Presented Throughout
- Ideal Family Home
- Generous Rear Garden
- Council Tax Band C
- Bay Window to Front
- EPC Rating: E



3 1 1



## About the property

Lovingly maintained and well-presented throughout, this ideal family home in Neath Abbey is available for sale! Well situated for access to well renowned local schools including Abbey Primary School and Dwr-y-Felin Comprehensive School. Also conveniently located for commuters with great links to the M4 Corridor and the A465 with local bus routes and train stations nearby!

Internally, the property comprises of an entrance porch and hallway with stairs to the first-floor landing and a door into the open plan lounge and dining areas. The space is filled with plenty of light provided by a bay window to the front and a upvc window to the rear, also fitted with a feature fireplace with a wooden mantelpiece and stone base. The home flows through to a modern fitted kitchen and an exit through to the rear garden. The first floor houses all three bedrooms, of which two are doubles, and the family bathroom with a fitted four-piece suite consisting of a bath, shower, w.c and hand wash basin. Featuring a spacious tiered rear garden with usable patio and lawn spaces, mature shrubbery and space for a greenhouse all backing onto the woodlands of Longford Field. Internal viewings are highly recommended.



## Accommodation

**Entrance Porch**

**Entrance Hall**

**Dining Area**

9' 7" x 12' ( 2.92m x 3.66m )

**Lounge Area**

12' 5" x 12' 6" ( 3.78m x 3.81m )

**Kitchen**

13' 2" x 9' ( 4.01m x 2.74m )

**Landing**

**Bedroom 1**

12' 1" x 10' 4" ( 3.68m x 3.15m )

**Bedroom 2**

10' 6" x 12' 7" ( 3.20m x 3.84m )

**Bedroom 3**

9' x 7' 5" ( 2.74m x 2.26m )

**Bathroom**

**Front Garden**

**Rear Garden**

01639 635115

neath@peteralan.co.uk

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

