



 5  4  3

Hill Road, Neath Abbey Neath
offers in the region of £475,000



About the property

A unique opportunity to purchase a detached family home with a two bedroom annex!

Situated in a quiet spot within Neath Abbey with fantastic views and great links to the M4 corridor, Dwr Y Felin Comprehensive School, Neath College, Primary Schools, public transport links, shops and restaurants making it an ideal location for family's and commuters.

Internally the property comprises of an entrance hall, two large reception rooms (the perfect spot for soaking up the views) a dining room, kitchen and utility room to the ground floor.

The lower ground floor features three double bedrooms, the master suite benefiting from a en suite four piece bathroom and a walk-in storage cupboard, the second bedroom benefiting from an en suite shower room. The lower ground floor also offers a separate room which would make a fantastic study, games or movie room.

Accessed via a quiet lane with a gated driveway, benefiting from a full wrap around garden, ample off road parking and access into the detached annex.

The annex features an entrance hall with built in wardrobes, two double bedrooms and a shower room, ideal for larger and extended family's or even holiday lets!

Internal viewings come highly recommended to appreciate the space on offer.





Accommodation

Entrance Hall

Lounge

16' 9" x 16' 3" max (5.11m x 4.95m max)

Dining Room

16' 4" x 10' 8" (4.98m x 3.25m)

Reception Room 3

16' 4" x 16' 2" max (4.98m x 4.93m max)

Kitchen

15' 3" x 9' 8" (4.65m x 2.95m)

Integrated fridge freezer

Utility Room

9' 8" max x 7' 3" max (2.95m max x 2.21m max)

Sink, Worksop, wall and base



Bedroom One

15' 9" x 14' 4" (4.80m x 4.37m)
Lower Ground Floor

En Suite

Four piece en suite

Bedroom Two

13' 4" x 12' 8" (4.06m x 3.86m)

Bedroom Three

16' 1" x 9' 8" (4.90m x 2.95m)

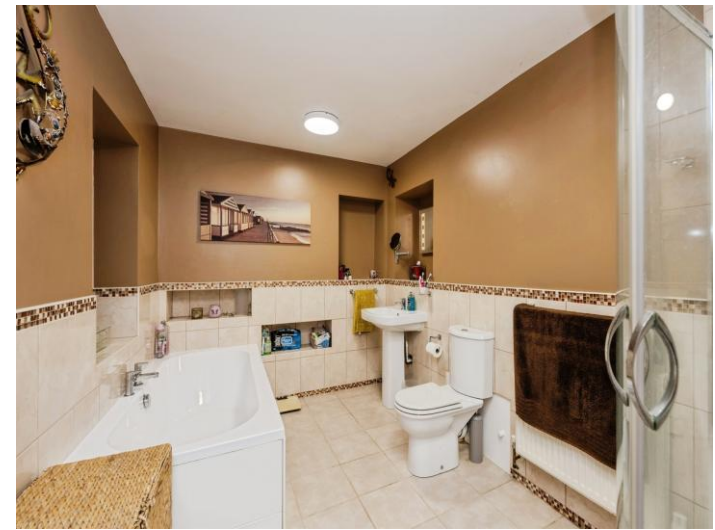
En Suite Shower Room

Bathroom

Four Piece bathroom suite on Ground Floor

Study/Games/Movie Room

18' x 8' 4" (5.49m x 2.54m)



Annex

Hallway with wardrobes and boiler.

Bedroom One

12' 4" x 10' 9" (3.76m x 3.28m)

Bedroom Two

12' 4" x 10' 9" (3.76m x 3.28m)

Shower Room







01639 635115

neath@peteralan.co.uk



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

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 mortgages are not regulated.

