



45 Taillwyd Road, Neath Abbey, Neath, SA10 7DU

£259,950

Nestled on Taillwyd Road in the charming town of Neath, this delightful detached bungalow offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement. The bungalow is situated in a popular residential area, surrounded by a mix of housing, and is conveniently located near local schools and Neath Port Talbot College. For those who require easy access to transport links, the M4 motorway is just a short drive away along with all amenities at Neath Town centre. Upon entering the property, you are welcomed by a generous entrance hallway that leads to an 'L' shaped lounge and dining area, perfect for entertaining guests or enjoying quiet evenings at home. The

Kitchen is well-appointed and flows seamlessly into a lovely conservatory, which offers a bright and airy space to relax and enjoy views of the garden. Externally, the property boasts off-road parking on the front driveway, leading to a single attached garage, providing ample storage space. The front garden is well-maintained, while the rear garden is a true highlight, featuring a good-sized enclosed area with both patio and lawn, perfect for outdoor gatherings or simply enjoying the fresh air.

Double glazed sliding patio doors into:

Entrance porch

Double glazed entrance door into:

Entrance hallway 8'10" x 5'10" (narrowest) x 10'0" (widest) (2.7m x 1.8m (narrowest) x 3.07m (widest))



With radiator, double built-in storage cupboard which houses wall mounted gas central heating boiler and fitted shelving, access to roof space, coved ceiling.



'L' shaped lounge/dining room

Lounge area 18'11" x 12'5" (5.77m x 3.81m)



With feature fireplace in cream with marble effect insert and hearth and electric fire (not tested), coved ceiling, double glazed picture window to front



Dining area 10'11" x 9'4" (3.33m x 2.86m)



With radiator, coved ceiling, double glazed window and door to rear garden.

Kitchen 9'4" x 10'10" (2.85m x 3.32m)



Fitted with a range of base and wall units in whitewashed cream with marble effect work surfaces, white enamel sink and drainer, fitted electric oven with 4 burner gas hob and extractor canopy over, space for washing machine, fridge/freeze and tumble dryer, tiled floor, part tiled walls, double glazed window and door to conservatory.



Conservatory 13'9" x 7'5" (4.20m x 2.27m)



With double glazed french doors and window to rear.

Bedroom one 12'4" x 10'10" (3.78m x 3.32m)



With double glazed window to rear, radiator.

Bedroom two 11'5" x 9'4" (3.50m x 2.85)



With double glazed window to front, radiator, double fitted wardrobes with sliding doors, coved ceiling, radiator.



Bathroom/w.c. 9'2" x 6'10" (2.81m x 2.09m)



With 4 piece suite in white comprising panelled bath, quadrant shower cubicle, w.c., wash hand basin, tiled floor, fully tiled walls, radiator, double glazed window to rear.



Outside



Front lawned garden area with some mature shrub. Off-road parking to side driveway leading to single attached garage with person access door to enclosed rear garden which is of a good size being laid to patio and lawned areas with flower borders and some mature trees and shrubs.





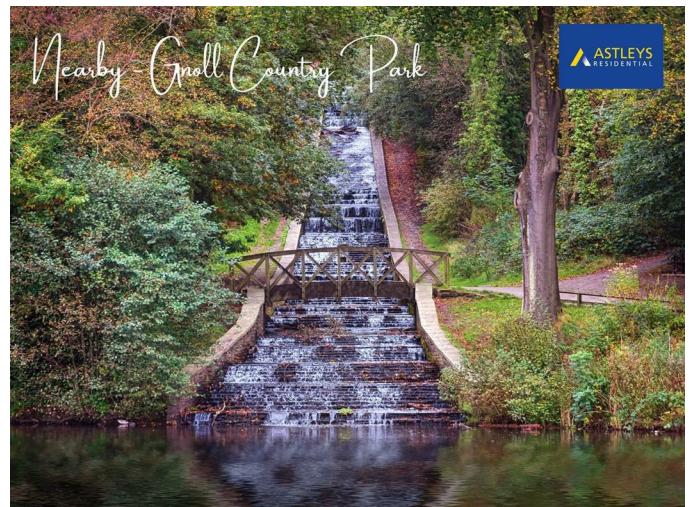
Drone photograph



Local walks



Local walks



AGENTS NOTE

Conservation Area:

No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

893 ft 2 / 83 m 2

Plot size

0.16 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

5 Mbps

Superfast

67 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability:

BT

Sky

Virgin

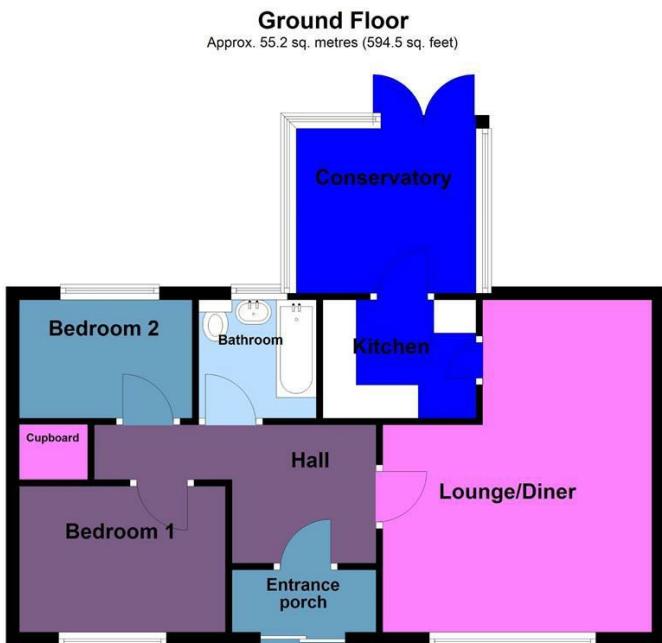
AGENTS NOTE

Neath Port Talbot Council Tax Band: D

Annual Price:

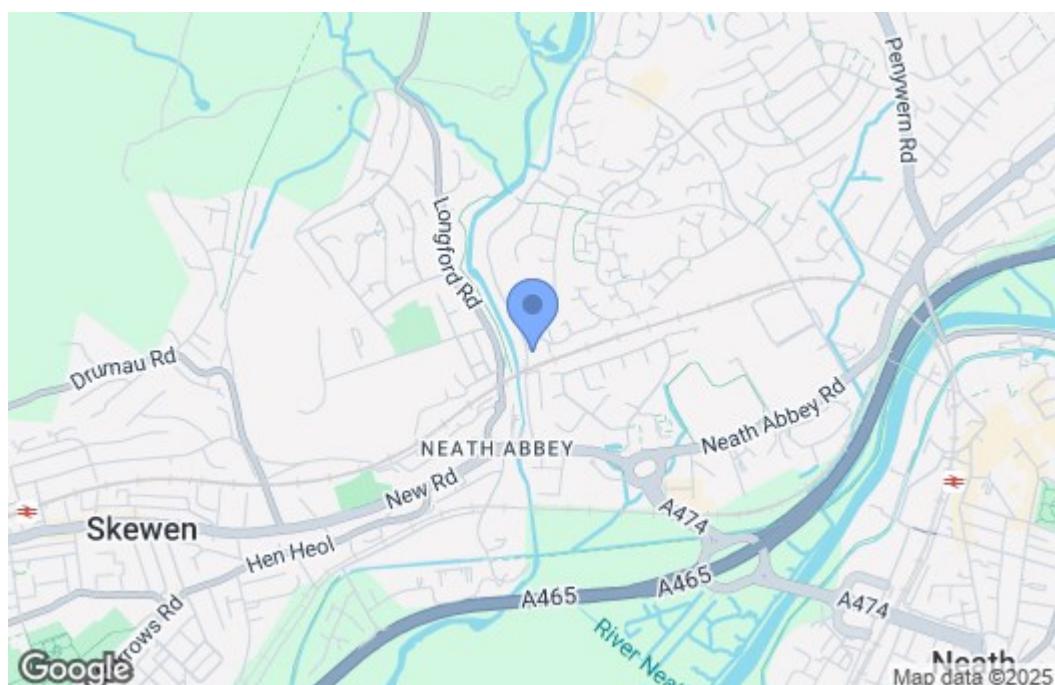
£2,441

Floor Plan

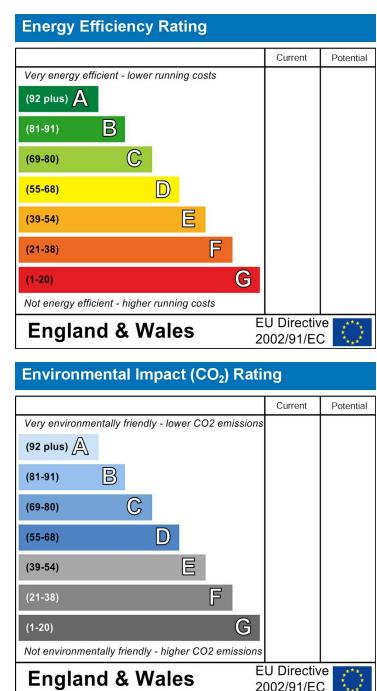


Total area: approx. 55.2 sq. metres (594.5 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.