

Woodlands Park Drive, Cadoxton,
Neath, Neath Port Talbot, SA10 8DE.

Offers Over £280,000

*****Exclusive with Abbey Residential Agents*****

If you are interested in this home, please call us verbally.

Click the link of the link of the virtual tour of this home to get an idea of the home, as we strongly recommend internal viewing of this home to avoid any disappointment.

Abbey Residential Agents are proud to offer for sale by private treaty this well presented three-bedroom, three reception room link detached family home located on level position in the sought after location in Cadoxton. Within walking distance of Neath Town Centre, local schools of Neath College, Dwr Y Felin Comprehensive School, Llangatwg Comprehensive School, Catwg Primary School, This home is offered with vacant possession with no onward chain. Homes of this style are rarely on the market in this location. This home has a well appointed modern fitted kitchen, a well appointed shower room and fitted wardrobes to the master bedroom to the first floor. Off road parking to the front of the home for a number of vehicles. The accommodation consists to the ground floor of an entrance hall, cloakroom, lounge, dining room, extended modern fitted kitchen, sitting room. To the first floor there are three bedrooms and a well appointed shower room. Externally there are front and rear gardens of a low maintenance.

Entrance
via pvc door into the hall.

Hall
Dado rail, textured ceiling with coving. Door into the cloakroom.Door into the lounge. Door into the lounge. Staircase to the first floor.Under stairs cupboard. Engineered oak flooring.

Cloakroom
Frosted double glazed window to the side aspect, textured ceiling, tiled floor. Half panelled to walls. A suite consists of a vanity unit with sink and a toilet.

Lounge
16' 0" x 12' 0" (4.87m x 3.65m)
Double glazed window to the front aspect, plain plastered ceiling with coving. Engineered oak flooring. Focal surround. Radiator. Open to the dining room.

Dining Room
8' 7" x 8' 10" (2.61m x 2.69m)
Double glazed window to the rear aspect, radiator, plain plastered ceiling with coving, engineered oak flooring.

Extended Kitchen
11' 0" x 18' 0" (3.35m x 5.48m)
Double glazed window to the rear aspect. Half frosted pvc door into the rear garden. Plain plastered ceiling with integrated spot lights, tiled floor, radiator. A range of fitted wall and base units inset neff four ring gas hob, neff extractor fan, oven and grill. Breakfast bar area. Integrated dishwasher. Brick effect tiled splash backs. Space for a fridge/freezer. Door into the sitting room.

Sitting Room
17' 10" x 7' 10" (5.43m x 2.39m)
Double glazed window to the front aspect, radiator, plain plastered ceiling, engineered oak flooring, storage cupboard.







First Floor Landing
Double glazed window to the side aspect, textured ceiling with coving, dado rail. Cupboard housing boiler with radiator. Engineered oak flooring, doors off to the bedrooms and the shower room.

Bedroom One
15' 10" x 10' 0" (4.82m x 3.05m)
Double glazed window to the front aspect, plain plastered ceiling with coving, engineered oak flooring, radiator, fitted wardrobes.

Bedroom Two
10' 5" x 10' 0" (3.17m x 3.05m)
Double glazed window to the rear aspect, engineered oak flooring, radiator, plain plastered ceiling.

Bedroom Three
12' 0" x 8' 9" (3.65m x 2.66m)
Double glazed window to the rear aspect, radiator, textured ceiling, engineered oak flooring.

Shower Room
12' 0" x 8' 9" (3.65m x 2.66m)
Frosted double glazed window to the rear aspect. Non slip floor. Chrome towel rail, extractor fan. Panelling to the walls and the ceiling. A suite consists toilet, sink with storage beneath, walk in shower cubicle.

Garden
To the front there is brick driveway with a side gate giving access to the rear garden. To the rear there is two tier patio with a potting shed.

Tenure - Freehold
Please ask your solicitor to check the tenure of the home.

Important Note
We are waiting for probate to to granted on this home.

Council Tax - E

Energy Performance Certificate
Our assessor is undertaking the report.

Viewing by appointment with the selling agents
Please contact ourselves to arrange a viewing of the home.

Disclaimer
These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and







should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.







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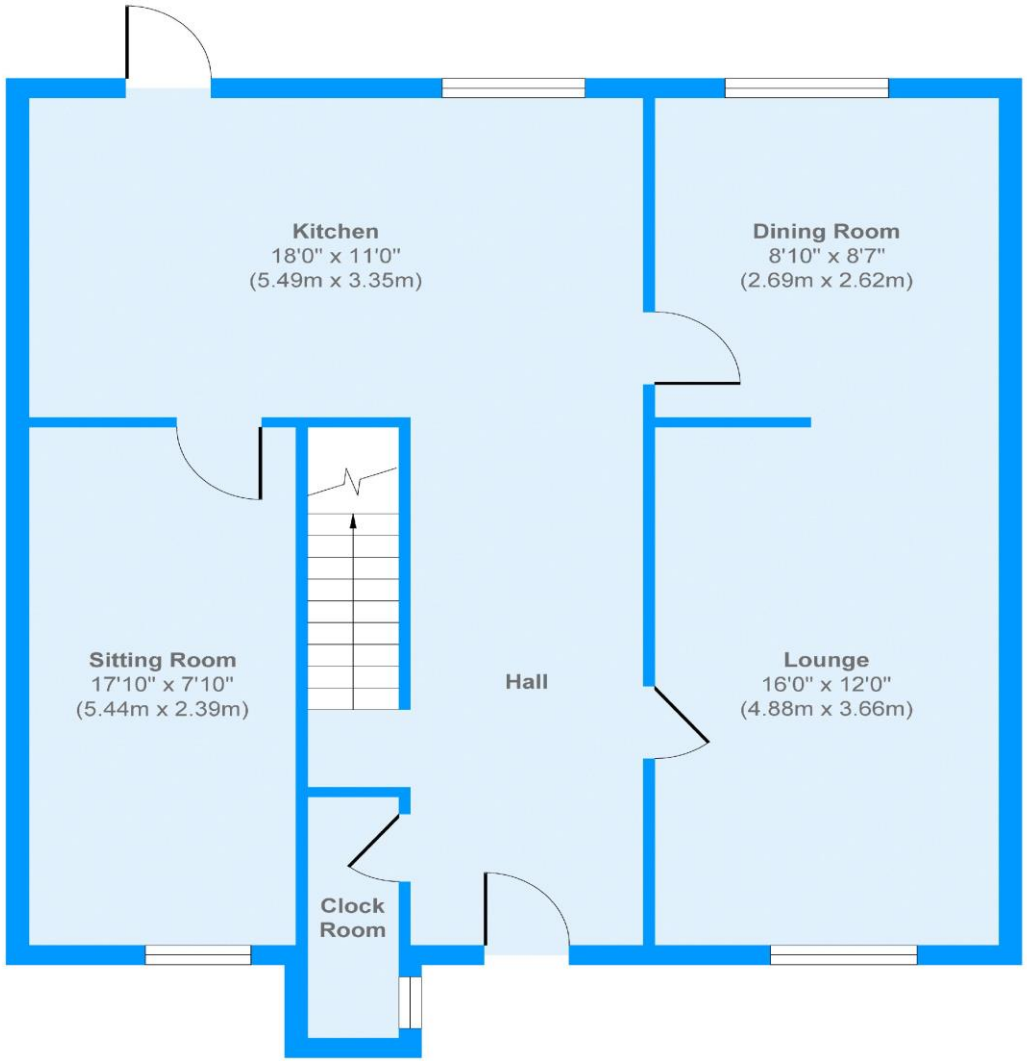
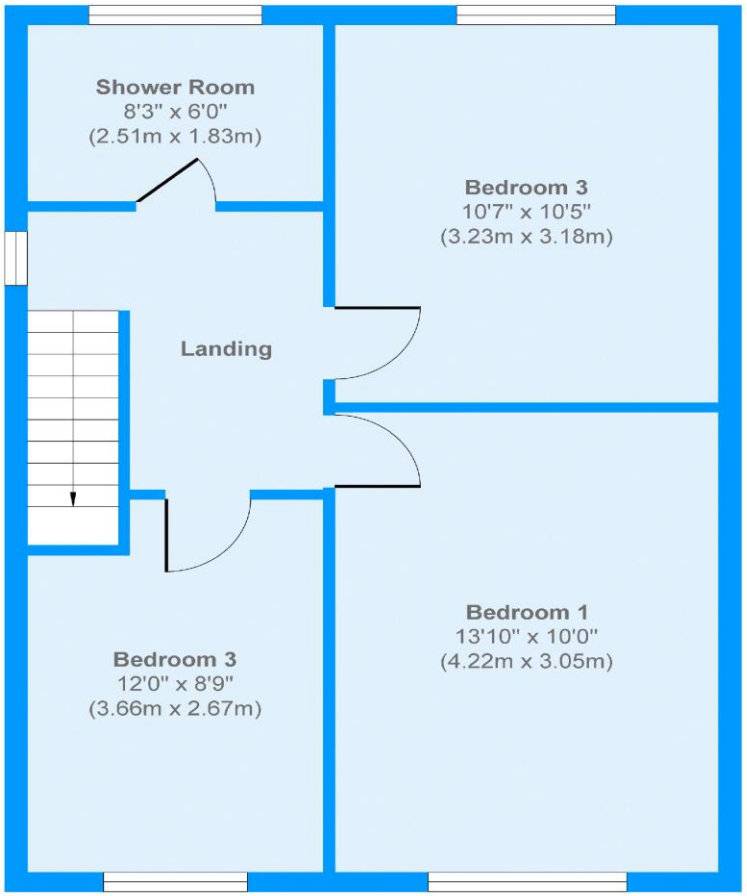


Ground Floor
Approximate Floor Area
837 sq. ft
(77.75 sq. m)



First Floor
Approximate Floor Area
590 sq. ft
(54.81 sq. m)

Approx. Gross Internal Floor Area 1427 sq. ft / 132.56 sq. m

Produced by Elements Property

Abbey
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