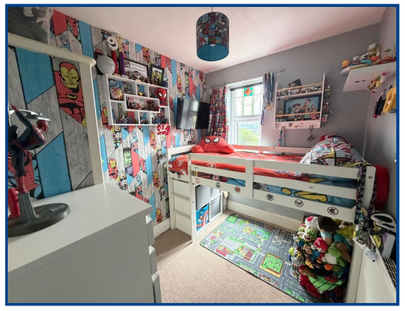
















Viewing: **01639 646 926** Website: **www.ctf-uk.com** Email: **neath@ctf-uk.com**

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Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

The Drive
Neath Abbey
Neath
Neath Port Talbot

Price **£259,950**











- Beautifully presented semi-detached home
- Three well proportioned bedrooms
- Sought-after residential location, ideal for families
- Character features including original stained glass windows
- First Floor bathroom
- Beautifully maintained enclosed rear garden
- Turnkey home
- Close to local schools amenities

General Description

EPC Rating: C

A beautifully presented and thoughtfully extended three-bedroom bay-fronted semi-detached home, situated in a highly sought-after residential location. Early viewing is recommended. This one is not to be missed!!

The Drive, Neath Abbey, Neath, Neath Port Talbot.

Property Description

This beautifully maintained and thoughtfully extended three-bedroom bay-fronted semi-detached home is situated in a highly sought-after residential location, offering a true turnkey opportunity for growing families.The well-presented accommodation comprises a welcoming entrance hall leading to a spacious front-facing lounge, enhanced by beautiful original stained glass windows that allow natural light to flood the room while adding character and period charm. To the rear, the property boasts a superb open-plan fitted kitchen and snug, creating the perfect hub for modern family living. The extended dining room is flooded with natural light thanks to the striking Velux roof window and enjoys delightful views over the enclosed rear garden, providing an ideal setting for both everyday living and entertaining. A convenient ground floor cloakroom completes the ground floor accommodation.To the first floor are three well-proportioned bedrooms and a family bathroom with shower.Further benefits include gas central heating, double glazing throughout, and a beautifully maintained enclosed rear garden, perfect for outdoor entertaining or family enjoyment.Offering generous, versatile living accommodation in a highly desirable residential location, this exceptional home combines attractive period features with stylish modern living and is ready to move straight into.

Early internal viewing is highly recommended to fully appreciate everything this fantastic family home has to offer.

Entrance Hall

Features a stained glass window, tiled flooring, staircase leading to the first floor

Lounge (13' 4" x 12' 6") or (4.06m x 3.81m)

A good-sized reception room featuring a double-glazed bay window to the front with original stained glass inserts, radiator, inset fireplace with an electric fire

Kitchen/Diner (17' 4" x 12' 8") or (5.28m x 3.86m)

A spacious open-plan kitchen/family room. The kitchen is well fitted with a range of modern base and wall units incorporating space for a washing machine and fridge freezer, together with an integrated stainless steel gas hob, electric oven and extractor hood. A wall-mounted boiler is neatly housed within a cupboard, and a double-glazed window overlooks the side elevation.

Dining Room (15' 8" x 8' 8") or (4.78m x 2.64m)

An extended reception room, currently used as a dining room, featuring continued tiled flooring, two double-glazed windows to the rear, a double-glazed door leading to the rear garden, a Velux roof window, and a useful storage cupboard , radiator, Door to

Cloakroom

Comprising a low-level WC, wash hand basin, tiled flooring, radiator, and a double-glazed frosted window to the rear.

Landing

Landing with access to all first-floor rooms and a double-glazed window to the side elevation.

The Drive, Neath Abbey, Neath, Neath Port Talbot.

Bedroom 1 (15' 6" x 11' 2") or (4.72m x 3.40m)

A good-sized double bedroom featuring a double-glazed bay window to the front with original stained glass inset panels, a radiator

Bedroom 2 (12' 4" x 11' 6") or (3.76m x 3.51m)

A second good-sized double bedroom featuring a double-glazed window to the rear, radiator

Bedroom 3 (9' 0" x 6' 8") or (2.74m x 2.03m)

A single bedroom featuring a double glazed window to the front, radiator

Bathroom

A modern white suite comprising a panelled bath with shower over, wash hand basin, and low-level WC. Laminate flooring, a radiator, and a double-glazed frosted window to the rear.

External

An attractive, low-maintenance front garden with pedestrian side access

Rear Garden

A pleasant and attractive enclosed rear garden, mainly laid to lawn with a patio area, providing an ideal space for outdoor entertaining. The garden also benefits from a useful garden shed.

Services

Mains electricity, mains water, mains gas, mains drainage



