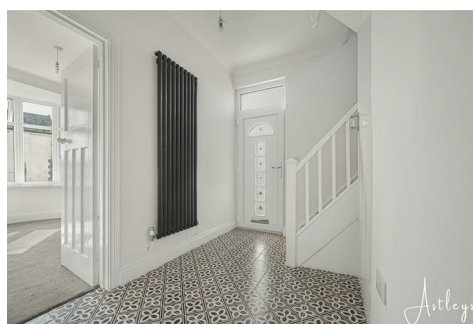




1 Graig Parc, Neath Abbey, Neath, SA10 7HB

Offers In The Region Of £260,000

Designed with modern living in mind, this welcoming home centres around a spacious open plan kitchen and dining area that opens onto a charming rear garden, creating a natural space for everyday life and entertaining. Offered to the market with no onward chain, it provides an excellent opportunity for buyers looking to move with ease. The accommodation includes a welcoming entrance hallway, a comfortable lounge and a generous kitchen and dining room that forms the heart of the home. A ground floor shower room adds practicality, while upstairs the remaining accommodation is served by a family bathroom and separate cloakroom. Outside, the attractive garden offers a pleasant space to relax, with off road parking providing everyday convenience.

Set within a popular area of Neath, the property is well placed for local schools, shops, cafés and a range of everyday amenities. Gnoll Country Park and the Neath Canal offer beautiful walking routes nearby, while excellent road links via the A465 and M4, together with Neath railway station, make travelling across South Wales straightforward.

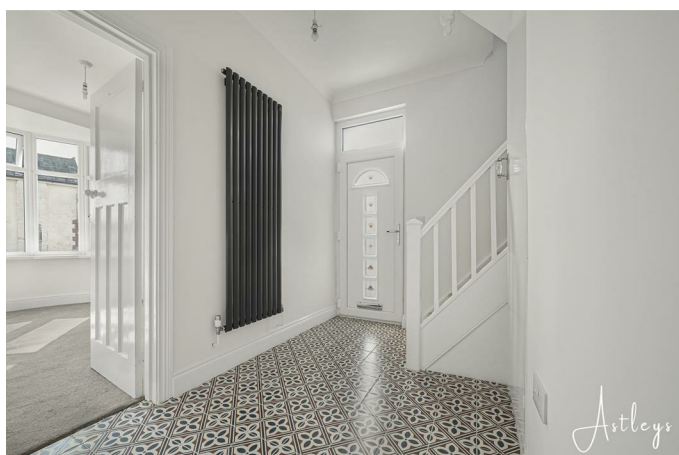
A wonderful choice for families, professionals and buyers seeking a well connected home in an established community.

Main dwelling



UPVC front door into:

Hallway 9'8" x 5'10" (2.96 x 1.78)



Feature radiator, storage cupboard and tiled floor

Lounge 10'8" x 13'0" (into bay) (3.27 x 3.97 (into bay))



Bay window and radiator

Kitchen/diner 10'5" (kitchen length) x 27'0" (3.18 (kitchen length) x 8.24)



Window to the front, radiator x 2, wood burner, storage cupboard



Small step down to kitchen area, a range of light grey base and wall units with coordinating counter top, range style oven, windows and door to the back, butlers sink and drainer, space for washing machine and fridge freezer, laminate flooring, partially tiled,

Dining area



Shower room 5'8" x 3'7" (1.75 x 1.11)



Shower and sink with w/c, laminate flooring, storage cupboard and window to the side

Landing 11'3" x 2'9" (3.44 x 0.85)



Window to the back

Bedroom 1 10'7" x 13'9" (into bay) (3.25 x 4.21 (into bay))



Bay window to the front and radiator



Bedroom 2 10'2" x 11'1" (3.10 x 3.39)



Window to the front and radiator



Bedroom 3 7'7" x 9'5" (2.33 x 2.88)



Storage cupboard housing the boiler, window to the back and radiator

Bathroom 4'9" x 6'4" (1.45 x 1.94)



Free standing bath and sink, cushioned floor, window to the back, heated towel rail and tiled walls

W/C 4'5" x 2'7" (1.35 x 0.81)



Low level w/c

Garden



Pretty back garden, patio area, lawn and astro turf area. Storage shed and driveway parking.



Drone



Agents Notes

Neath Port Talbot Council Tax Band: C

Annual Price:

£2,259

Agents Notes

Conservation Area :

No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

0 ft 2 / 0 m 2

Plot size:

0.08 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

13 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability:

BT

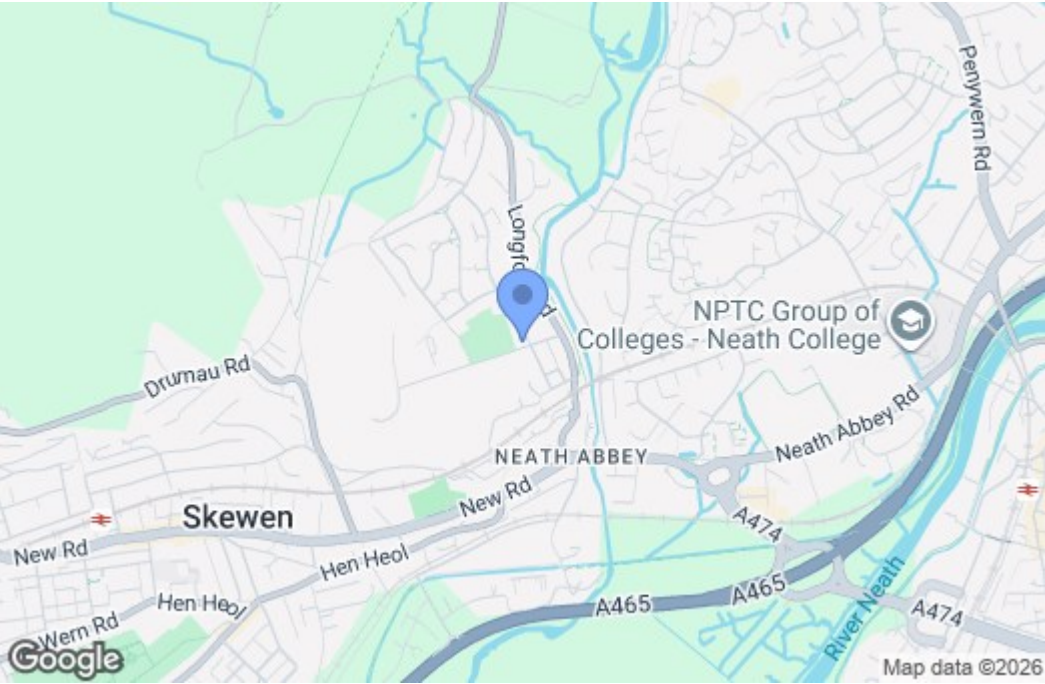
Sky

Virgin

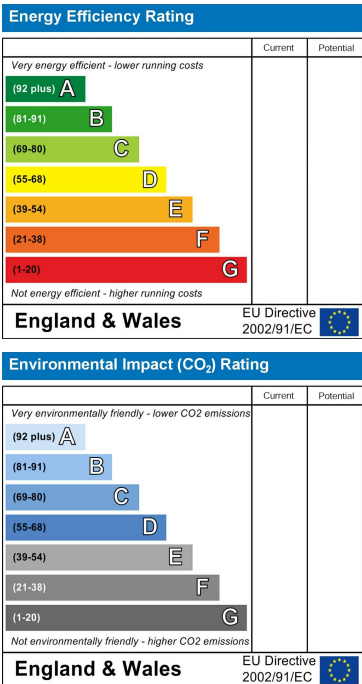
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.