

Church Road, Cadoxton,
Neath, Neath Port Talbot, SA10 8AU.

Offers in the Region Of £204,995

Abbey Residential Agents are proud to offer for sale by private treaty this freehold well proportioned three bedroom middle terraced family home situated on a level location in the sought after village location of Cadoxton and within walking distance of Neath Town Centre. This home is ideally situated for Catwg Primary School and the comprehensive school of Llangatwg School, which the local authority has just announced to be upgraded to a super school and Dwr Yr Felin Comprehensive School. Good road link to the A465 and a short distance to the M4 Junction at Llandarcy. This family home has been well cared for with attention paid to retaining original features with high ceilings. There is Everest double glazing in hardwood surrounds. We have been informed by the vendor that they have recently installed new carpets to the home. If you are interested in this home, please call us verbally. Click the link of the virtual tour to view the home in the comfort of your own home. Vacant Possession with No Onward Chain. We strongly recommend internal viewing to avoid any disappointment. The accommodation consists to the ground floor of an entrance lobby, hall. lounge with a bay window, sitting room, kitchen/diner with french doors leading to the rear garden and a downstairs family bathroom. To the first floor there are three bedrooms and a shower room. Externally there is an enclosed rear garden with a hard standing giving ample off road parking.

Entrance
via front door into the lobby.

Lobby
Partial tiled to walls, door into the hall.

Hall
Laminated flooring, original features to the high ceiling, dado rail, stairs to the first floor. Radiator.

Lounge
13' 1" into the bay x 12' 4" (3.98m x 3.76m)
Double glazed bay window to the front aspect, coved ceiling, feature fireplace with alcoves and storage either side, radiator.

Sitting Room
11' 7" x 9' 7" (3.53m x 2.92m)
Papered ceiling with coving, feature fireplace, window into the kitchen to allow natural light through, radiator.

Kitchen/Diner
15' 0" x 15' 4" (4.57m x 4.67m)
French doors leading into the rear garden. Door leading into the downstairs family bathroom. Laminated flooring. Radiator. A range of units inset sink unit, Space for a cooker. Space for a dining room table and chairs. Under stairs storage. Space for a fridge/freezer.

Downstairs Family Bathroom
7' 0" x 8' 10" (2.13m x 2.69m)
Frosted double glazed window to the rear aspect. The walls are tiled, vinyl flooring, chrome towel rail. Cupboard housing boiler. A suite consists of panelled bath, pedestal wash hand basin and a toilet.

First Floor Landing
Access to the loft. Doors off to the bedrooms and a shower room.

Bedroom One
10' 10" x 16' 10" (3.30m x 5.13m)
Two double glazed windows to the front aspect, papered ceiling with coving, radiator.







Bedroom Two
11' 7" x 10' 8" (3.53m x 3.25m)
Double glazed window, papered ceiling with coving.

Bedroom Three
9' 10" x 8' 7" (2.99m x 2.61m)
Double glazed window to the side aspect, papered ceiling.

Shower Room
5' 2" x 5' 4" (1.57m x 1.62m)
A suite consists of a corner curved shower, vanity hand basin, toilet and radiator.

Garden
Externally there is an enclosed rear garden with patio space and a small lawned area.

Rear Parking Area
A gate from the rear garden leading to hard standing for a number of vehicles.

Tenure - Freehold
Please check the tenure with your appointed solicitor.

Energy Performance Certificate
Current - 62 - D Potential - 82 - B Total Floor Area 114 square metres Certificate Number - 2100-4363-7140-3002-7095 Valid until 12th July 2034 Full EPC can be located on www.epcregister.com

Council Tax - C

Viewing by appointment with the selling agents.
Please contact us 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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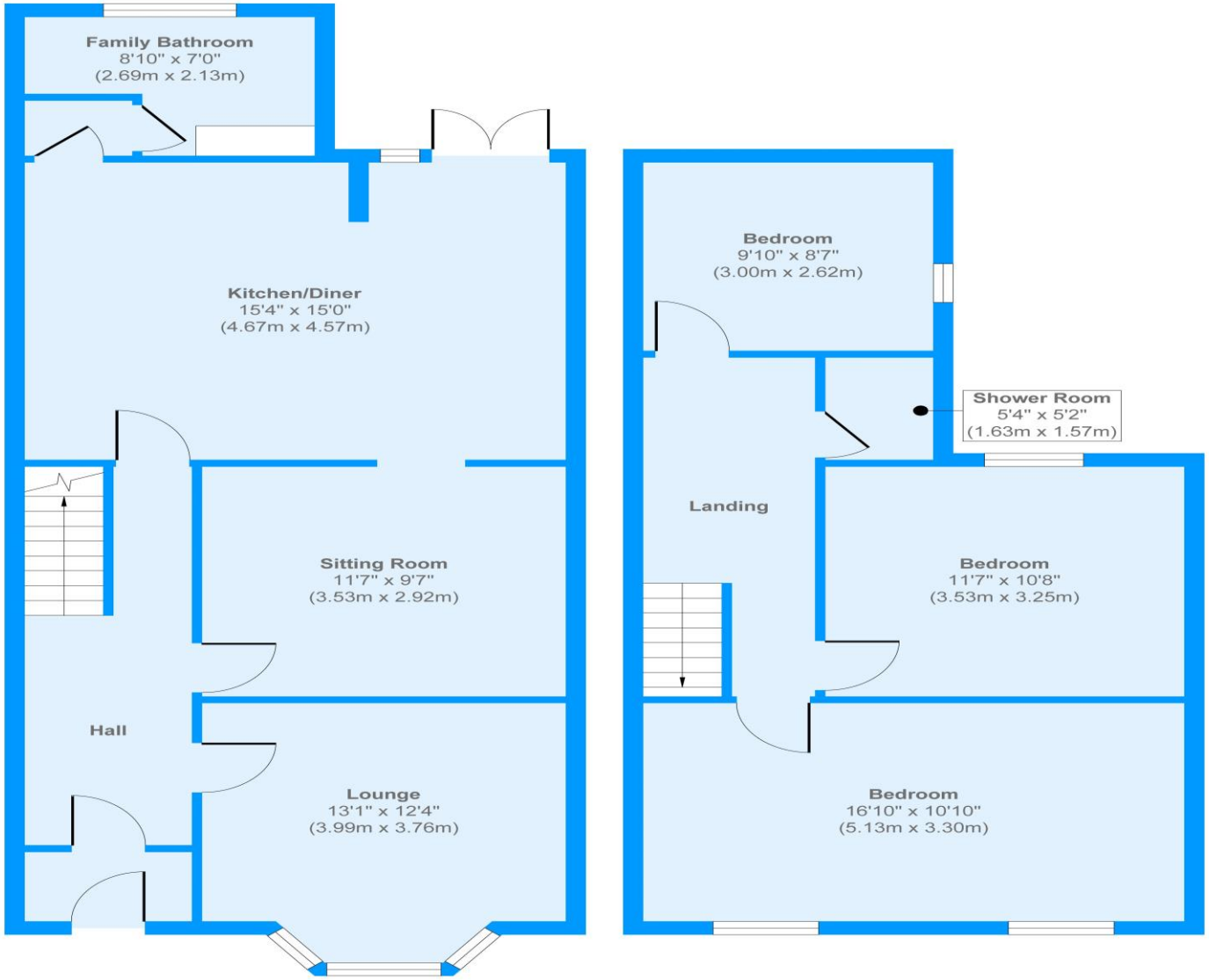

Ground Floor
Approximate Floor Area
785 sq. ft
(72.92 sq. m)

First Floor
Approximate Floor Area
570 sq. ft
(52.95 sq. m)

Approx. Gross Internal Floor Area 1355 sq. ft / 125.87 sq. m

Produced by Elements Property

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