



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

Offers in the Region Of £289,950

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

If you are interested in this home, please contact us verbally. Click the link of the virtual tour to view the home in the comfort of your own home.

Abbey Residential Agents are proud to offer for sale by private treaty this well proportioned three double bedroom detached family residence located on a level location within sought after village of Cadoxton. This home requires attention which has been reflected in the marketing figure of the home. A home in this location are rarely placed on the market and we strongly recommend internal viewing to avoid any disappointment. This home is located on Woodlands Park Drive, Cadoxton and is within walking distance of Dwr Y Felin Comprehensive School, Neath College, Catwg Primary School and Llangatwg Comprehensive School. Easy access into Neath Town Centre and good road links to the A465 and the M4 Junction at Llandarcy.

The accommodation consists to the ground floor of an entrance hall, cloakroom, lounge, dining room, sitting room, utility room, kitchen with fitted units. To the first floor there are three double bedrooms and a four piece family bathroom. Externally to the front there is a driveway leading to the garage with ample parking. To the rear there is an enclosed rear garden.

### Entrance

via pvc door into the hall. To either side of the entrance door there are frosted pvc panes.

### Hall

Dog leg staircase to the first floor. Door into the cloakroom. Door into the lounge. Door into the sitting room. Radiator. Understairs storage area.

### Cloakroom

Frosted double glazed window to the front aspect, textured ceiling. A suite consists of toilet and a sink unit.

### Lounge

15' 8" x 11' 10" (4.77m x 3.60m)

Double glazed window looking out onto the enclosed rear garden, textured ceiling with coving, double radiator. Open to the dining room.

### Dining Room

7' 7" x 8' 6" (2.31m x 2.59m)

Double glazed sliding door opening into the rear garden. Door into utility room.

### Sitting Room

11' 6" x 10' 0" (3.50m x 3.05m)

Double glazed bow window to the front aspect, radiator. Door into the kitchen.

### Kitchen

17' 8" x 10' 0" (5.38m x 3.05m)

Two frosted pvc doors to the rear aspect. Double glazed window to the rear aspect. Frosted double glazed window to the side aspect. Papered ceiling with coving. A range of fitted wall and base units inset stainless steel sink unit, under counter space for a fridge, under counter space for a dishwasher, under counter space for a washing machine. Inset hob, extractor fan, oven. Partial tiled to walls. Feature cabinet. Two double radiators.

### First Floor Landing

0' 0" x 0' 0" (0.00m x 0.00m)

Double glazed window to the side aspect. Access to the loft. Airing cupboard with tank. Doors off to the first floor bedrooms and the family bathroom.



### Bedroom One

12' 8" x 10' 8" (3.86m x 3.25m)

Double glazed window to the rear aspect, textured ceiling, radiator, storage cupboard with shelving.

### Bedroom Two

15' 0" x 10' 0" (4.57m x 3.05m)

Double glazed window to the rear aspect, textured ceiling, radiator.

### Bedroom Three

12' 2" x 10' 0" (3.71m x 3.05m)

Double glazed window to the front aspect, radiator, textured ceiling.

### Family Bathroom

5' 4" x 11' 2" (1.62m x 3.40m)

Folding door into the family bathroom, textured ceiling, radiator. Frosted double glazed to the front aspect. A four piece suite consists of toilet, pedestal wash hand basin, panelled bath, shower cubicle, partial tiled to walls.

### Garden

To the front there is a low maintenance garden Driveway leading to the garage with ample parking. To the rear there is an enclosed rear garden with a patio area and an area laid to lawn.

### Tenure - Freehold

Please ask your solicitor to check the tenure.

### Council Tax - E

### Energy Performance Certificate

Our assessor is undertaking the report.

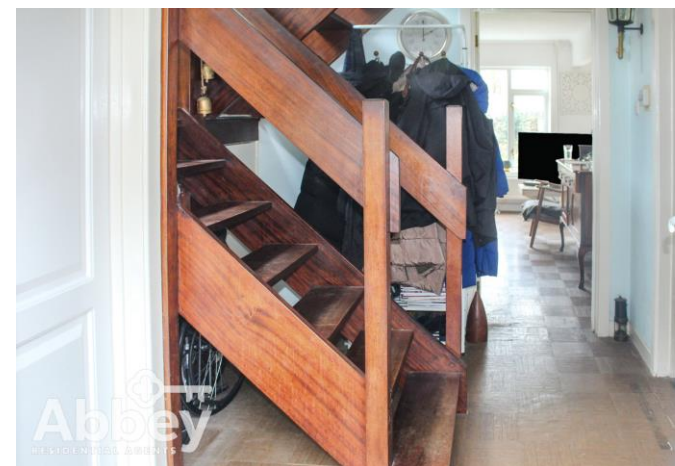
### Viewing by appointment with the selling agents.

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

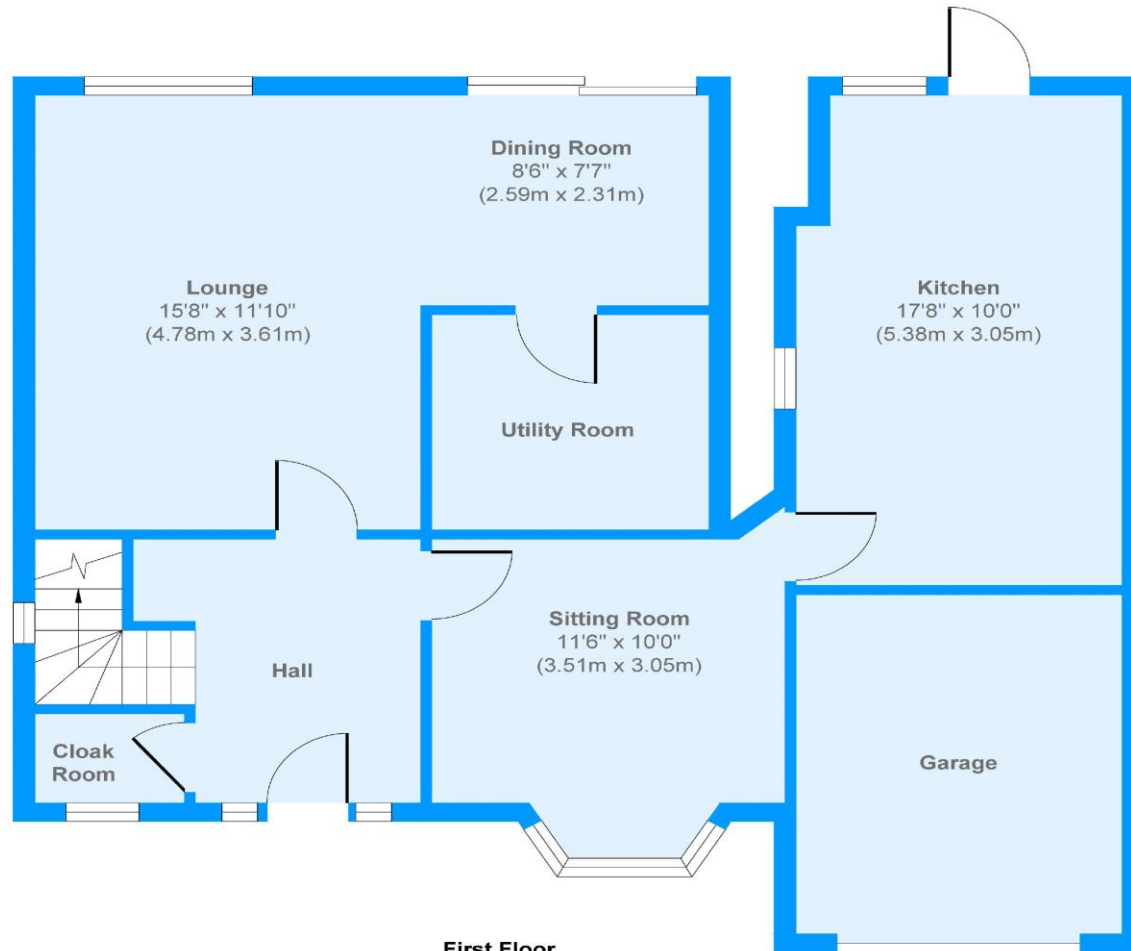
in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not 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.



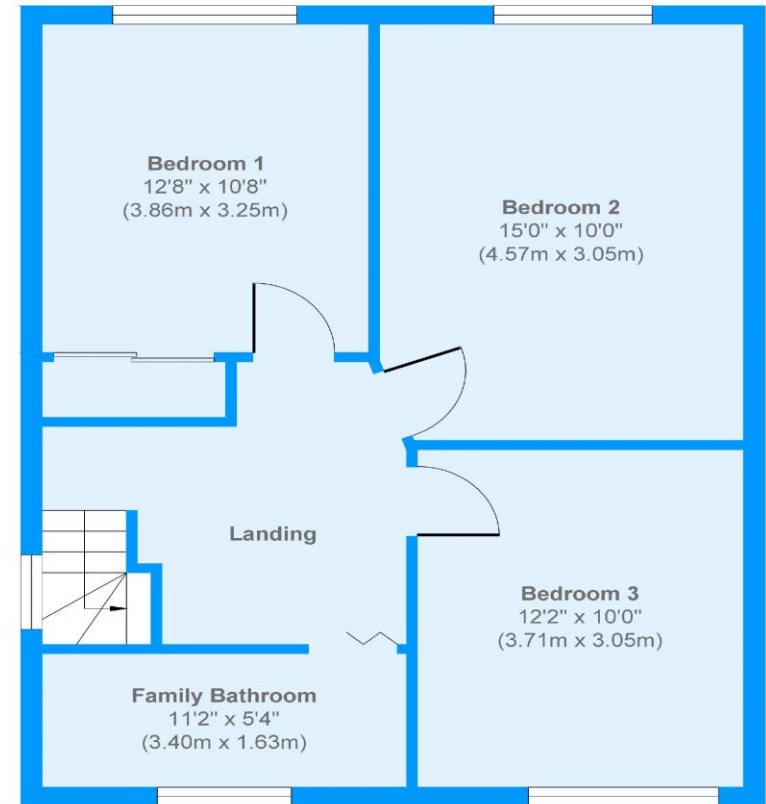




## Woodlands Park Drive, Cadoxton, Neath, SA10 8DE



**First Floor**  
**Approximate Floor Area**  
**732 sq. ft**  
**(68.00 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**591 sq. ft**  
**(54.90 sq. m)**

**Approx. Gross Internal Floor Area 1323 sq. ft / 122.90 sq. m (Excluding Garage)**

Produced by Elements Property



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