



Old Road, Neath Abbey, Neath, Neath Port
Talbot. SA10 7NF

£199,950

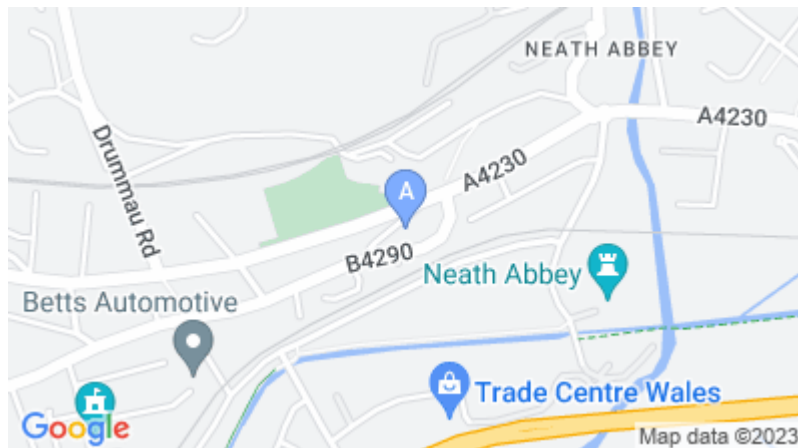
PJC PAYTON
JEWELL
CAINES

Old Road, Neath Abbey, Neath, Neath Port Talbot. SA10 7NF

This self build offers SPACIOUS ACCOMMODATION throughout and is within CLOSE PROXIMITY to all LOCAL AMENITIES & FACILITIES. Viewing is highly recommended, would make an ideal family home, and is CHAIN FREE.

£199,950 - Freehold

- Three bedroom detached house
- Lounge & separate dining room
- Large terraced rear garden with spectacular views
- Close to local amenities
- CHAIN FREE!
- Council Tax- D / EPC- C



DESCRIPTION

We are delighted to present this spacious three bedroom, detached, self build house. Situated in Neath Abbey, it is well served with supermarkets, local shops, takeaways, Melin Infants School and Dwr Y Felin Comprehensive School. Alongside this, easy road access to the A465 leading onto the M4 makes this property an ideal family home.

Accommodation briefly comprises lounge, dining room, kitchen, family bathroom and three bedrooms. Externally there is a single garage, one car drive and a terraced rear garden with patio area.

PORCH

PVCu front door into entrance, artexed ceiling, half artexed and tiled walls. Tiled floor and radiators. Multi glazed door into lounge.

LOUNGE (18' 1" x 10' 8") or (5.51m x 3.25m)

Artexed and coved ceiling, emulsioned walls with dado rail. Laminate flooring, radiator, onset electric fire with wooden fire surrounds, tiled half and back plate. Staircase with fitted carpet and spindle balustrade. Under stairs storage. Multi glazed double doors into dining room.

DINING ROOM (12' 9" x 10' 0") or (3.88m x 3.06m)

Artexed ceiling with coving, emulsioned walls, laminate flooring, radiator, PVCu double glazed window to front and bay window to side.

KITCHEN (18' 1" x 9' 10") or (5.50m x 2.99m)

Multi glazed door into kitchen from lounge. Artexed and coved ceiling, emulsioned walls, a range of wall and base units, complimentary work surfaces and tiled splash back areas. Tiled flooring, radiator, built-in dresser area with glass display cabinets. 1 1/2 bowl single drainer sink unit and mixer tap. Gas cooker to remain. Plumbing for automatic washing machine and space for other appliances. Wall mounted combi boiler. Ample space for table and chairs. PVCu double glazed window to side and front. Part pannel part frosted double glazed door to side access.

LANDING

Artexed and coved ceiling, emulsioned walls continued with the dado rail. PVCu tilt and turn window to front of property and fitted carpet. All doors leading off.

CUPBOARD (4' 6" x 4' 1") or (1.36m x 1.24m)

Storage space can be utilised as walk in wardrobe. Artexed and coved ceiling. Access into attic, emulsioned walls, fitted carpet and PVCu tilt and turn window to front of property.

FAMILY BATHROOM (7' 10" x 7' 9") or (2.38m x 2.37m)

Artexed and coved ceiling, fully tiled walls with decorative border tile. Four piece suite comprising low level W/C, hand basin set within vanity unit, panelled bath and shower cubicle with mains fed shower. Radiator. PVCu frosted double glazed window to front of property

BEDROOM 1 (12' 8" x 10' 3" x 11") or (3.85m x 3.06m)

Artexed and coved ceiling. Emulsioned walls. Newly fitted carpet. Radiator. PVCu double glazed window to front and one to side.



BEDROOM 2 (11' 9" x 9' 9") or (3.57m x 2.97m)

Artexed and coved ceiling. Emulsioned walls. Newly fitted carpet. Radiator. PVCu tilt and turn window to rear of property.

BEDROOM 3 (9' 9" x 8' 10") or (2.98m x 2.69m)

Artexed and coved ceiling. Emulsioned walls. Newly fitted carpet. Radiator. PVCu double glazed window to side of property.


OUTSIDE

Generous sized plot offering front, sides and rear garden. Patio area ideal for garden furniture. Steps leading to terraced garden which could be used for rockery. Lawned garden area with mature shrubs. Off road parking for one vehicle and single detached garage with access via electric roller door.

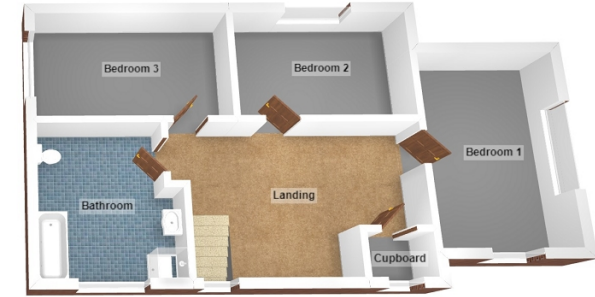


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines 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. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. 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 Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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