



Mill Race, Neath Abbey
Neath, Neath Port Talbot SA10 7FL

Offers in the Region Of £310,000

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

If you are interested in this home, please contact ourselves verbally.

Abbey Residential Agents are proud to offer for sale by private treaty this four bedroom, four reception executive detached family residence situated on this sought after development of Mill Race in Neath Abbey. Close proximity to the local Tesco a short distance away, Greggs situated on Neath Abbey Road. Abbey Fish Bar. Walking distance to the local Dwr-y-Felin Comprehensive School and Neath Port Talbot College. Good road links to the A465 through to the M4. This home requires updating which is reflected in the marketing figure. We strongly recommend early viewing of this home. Vacant possession with no onward chain.

The accommodation consists to the ground floor of an entrance hall, sitting room, lounge, dining room, I shape conservatory, kitchen with fitted units through to the utility room, cloakroom. To the first floor there is a landing area, master bedroom with en-suite shower room and a further three bedrooms and a family bathroom. Externally there are front and rear gardens.

Entrance

via front door into the hall

Hall

Laminated flooring, papered ceiling with coving, radiator (covered).

Sitting Room

15' 7" x 8' 0" (4.75m x 2.44m)

Double glazed window to the front aspect, radiator, papered ceiling with coving, book shelves, dado rail.

Lounge

16' 2" into the bay' x 10' 2" (4.92m x 3.10m)

Double glazed box bay to the front aspect, papered ceiling with coving, double radiator. Gas fire in feature surround.

Cloakroom

Frosted double glazed window to the side aspect. Vinyl flooring, toilet, sink unit with splash backs, radiator.

Kitchen

9' 4" x 9' 2" (2.84m x 2.79m)

Double glazed window to the conservatory, plain plastered ceiling, laminated flooring. Opening into the utility room. A range of fitted wall and base units inset stainless steel sink unit. Inset oven and grill, gas hob, extractor fan. Space for a fridge/freezer, space for a dishwasher, tiled splash backs, floor heater.

Utility Room

9' 2" x 4' 0" (2.79m x 1.22m)

Double glazed window to the rear aspect. Door to the side aspect. Laminated flooring. Plain plastered ceiling. Radiator. A range of fitted wall and base units inset sink unit, space for a washing machine, extractor fan, tiled splash backs.

Dining Room

11' 4" x 8' 7" (3.45m x 2.61m)

Double glazed sliding door into the conservatory. Papered ceiling with coving, radiator. Laminated flooring.



Conservatory

10' 7" x 19' 0" (3.22m x 5.79m)

Full double glazed french doors into the rear garden. L shape.

First Floor Landing

Papered ceiling with coving. Access to the loft. Cupboard with radiator. Double glazed window to the side aspect.

Bedroom One

9' 4" x 12' 0" (2.84m x 3.65m)

Two double glazed window to the rear aspect, papered ceiling with coving, radiator, fitted wardrobes. Door into the en-suite shower room.

En-suite Shower Room

5' 6" x 8' 1" (1.68m x 2.46m)

Frosted double glazed window to the side aspect, plain plastered ceiling, extractor fan, radiator, tiled to the shower cubicle, tiled to the toilet and sink area, shaver point. A suite consists of pedestal wash hand basin, toilet, shower cubicle.



Bedroom Two

9' 6" x 10' 10" (2.89m x 3.30m)

Double glazed window to the front aspect, radiator, papered ceiling with coving, fitted wardrobes, shelving area.

Bedroom Three

12' 6" x 11' 2" (3.81m x 3.40m)

Double glazed window to the front aspect, double radiator, papered ceiling with coving, half panelled to walls, shelve space.

Bedroom Four

5' 8" x 10' 0" (1.73m x 3.05m)

Double glazed window to the rear aspect, papered ceiling with coving, radiator.

Family Bathroom

5' 10" x 6' 8" (1.78m x 2.03m)

Frosted double glazed window to the side aspect, plain plastered ceiling, extractor fan, shaver point, radiator. A suite consists of pedestal wash hand basin, toilet, panelled bathe with attached taps, partial tiled to walls.



Garden

To the front there is two vehicle driveway, entrance path with a gate to the left hand side leading into the enclosed rear garden. To the rear there is a gravel area, two out buildings further patio area and a decking area enclosed.

Tenure - Freehold

Please check the tenure with your solicitor.

Council Tax - E

Energy Performance Certificate

Due to Covid-19 situation we have 360 degrees panoramas of each room of this home for your perusal via the virtual tour tab. Physical viewing will have to be a minimum upon qualification by our team. Safety is paramount to all parties in the process. Please respect the procedures in place at this time.

Viewing by appointment with the selling agents.

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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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