



Hill Road, Neath Abbey,  
Neath Port Talbot, SA10 7NR.

Offers in the Region Of £67,500

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

Please note this home is being sold with the tenant to remain.

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

Abbey Residential Agents are proud to offer this one double bedroom leasehold ground floor flat in this select development of flats in this converted detached dwelling in the sought after location of Neath Abbey. Please note this home is sold with a tenant currently living in this home. The tenant is currently renting at £410 per calendar month. The accommodation consists of a communal hall into the flat. Inner hall, one double bedroom and a bathroom. A spacious lounge overlooking the garden. Kitchen with fitted units. A portion of the garden is included in the sale.

### **Entrance**

via communal entrance into the communal hall.

### **Communal Hall**

Door into the inner hall.

### **Inner Hall**

Door into the inner hall. Door into the bedroom.

Door into the bathroom. Door into the lounge.

### **Bedroom One**

15' 5" x 15' 0" (4.70m x 4.57m)

Double glazed window to the front and side aspect, picture rail, double radiator.

### **Family Bathroom**

5' 6" x 7' 0" (1.68m x 2.13m)

Plain plastered ceiling, tiled floor. A suite consists of pedestal wash hand basin, toilet, tiled splash backs, panelled bath, shower over the bath.

### **Lounge**

18' 2" x 15' 0" (5.53m x 4.57m)

Two double glazed windows overlooking the rear of the home. Double glazed window to the side aspect.

Picture rail. Laminated flooring. Door into the kitchen.

### **Kitchen**

7' 4" x 6' 9" (2.23m x 2.06m)

Double glazed window to the rear aspect. Wall mounted gas boiler. Space for a fridge/freezer, tiled floor, cooker point, plumbed for a washing machine. A range of fitted wall and base units inset stainless steel sink unit, tiled splash backs.

### **Garden**

The garden is accessed via the steps to the left hand side of the home and a portion of the garden is to be sold with flat.

### **Tenure - Leasehold**

This home is leasehold - 999 years from 1972 with a ground rent of £10 per annum. Frost Lodge are the freeholders there are four shareholders who are liable for any necessary repairs to the building. Please consult your solicitor to verify the lease.

### **Council Tax Band - A**



## Energy Performance Certificate

Current - 65 - D Potential - 76 - C Total Floor Area 59 square metres Certificate Number - 0958 - 0053 - 7243 - 6151 - 4924 Valid until 4 July 2029 Full EPC can be located on [www.epcregister.com](http://www.epcregister.com)

## Viewing by appointment with the selling agents.

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.

## 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.







Abbey Residential Agents Office  
Tel: 01639 641994

3 Old Town Hall New Street Neath Glamorgan SA11 1RT  
[enquiries@abbeyresidentialagents.co.uk](mailto:enquiries@abbeyresidentialagents.co.uk)  
[www.abbeyresidentialagents.co.uk](http://www.abbeyresidentialagents.co.uk)