



11, Danygraig Road, Neath Abbey
Neath, Neath Port Talbot SA10 7HA

Offers in the Region Of £367,500

****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 well proportioned, four/five bedroom stone fronted detached family residence in a popular residential location within Neath Abbey. Close proximity to Dwr-y-Felin Comprehensive School and Neath College. Within easy reach of Greggs, Abbey Stores and Tesco.

We strongly recommend internal viewing of this family home.

To the ground floor there is an entrance door into the lounge opening into the sitting room. Door into the fifth bedroom or play room. Door into the fourth bedroom with a cloakroom. Door into the kitchen/breakfast room with doors leading into family room which overlooks the rear garden. To the first floor there are three bedrooms and a well appointed family bathroom. Externally there are front and rear gardens with a workshop.



Entrance

via composite front door into the lounge.

Lounge

12' 6" x 16' 9" (3.81m x 5.10m)

Leaded double glazed window to the front aspect, laminated flooring. Gas living flame fire in a feature surround. Plain plastered ceiling with coving. Radiator. Staircase to the first floor. Window to the rear porch. Door into the reception room/potential fifth bedroom and an opening into the sitting room. Under stairs cupboard. Focal surround with multi fuel burner.

Reception / Bedroom Five

12' 8" x 9' 4" (3.86m x 2.84m)

Leaded double glazed window to the front aspect, papered ceiling with coving and a mural. Laminated flooring. Radiator.

Sitting Room

12' 8" x 10' 7" (3.86m x 3.22m)

Leaded double glazed window to the side aspect. Door into the porch. Door into the kitchen. Door into bedroom four. Laminated flooring. Plain plastered



ceiling with coving. Radiator. Focal surround if a multi fuel burner. Alcove cupboard.

Bedroom Four

9' 3" x 7' 9" (2.82m x 2.36m)

Frosted leaded double glazed window to the side aspect, radiator, laminated flooring. Door into the cloakroom. Plain plastered ceiling with coving.

Cloakroom

3' 3" x 7' 3" (0.99m x 2.21m)

Plain plastered ceiling with coving. Laminated flooring. A suite consists of sink unit with splash back, push button toilet. Cupboard housing baxi boiler.

Rear Porch

5' 2" x 8' 3" (1.57m x 2.51m)

Leaded double glazed window to the side and rear aspect. Pvc door into the rear garden. Under counter area for appliances.

Kitchen/Breakfast Room

11' 4" x 19' 5" (3.45m x 5.91m)

Leaded double glazed window to the side aspect, radiator, tiled floor. Plain plastered ceiling with



coving. A range of fitted wall and base units inset sink unit with soft closures to the units in a cream finish. Red tiled splash backs feature wall. Space for a dining room table and chairs. Double glazed french doors leading into the family room. Plumbed for a washing machine. Space for a fridge/freezer. Cooker point. Stainless steel extractor fan.

Family Room

14' 7" x 17' 7" (4.44m x 5.36m)

Double glazed french doors leading into the rear garden with double glazed units to either side of the french doors. Radiator. Laminated flooring. Gas living flame feature.

First Floor Landing

Leaded double glazed window to the front aspect, plain plastered ceiling with coving. Access to the loft. Doors to the bedrooms and the family bathroom.

Bedroom One

13' 3" x 10' 9" (4.04m x 3.27m)

Leaded double glazed window to the front and rear aspect, radiator, plain plastered ceiling with coving. Picture rail.



Bedroom Two

12' 8" x 9' 4" (3.86m x 2.84m)

Leaded double glazed window to the front aspect, laminated flooring. Radiator. Plain plastered ceiling with coving.

Bedroom Three

12' 3" x 10' 9" (3.73m x 3.27m)

Leaded double glazed window to the side aspect, laminated flooring. Radiator. Plain plastered ceiling with coving.

Family Bathroom

13' 7" x 8' 11" (4.14m x 2.72m)

Frosted leaded double glazed window to the rear aspect, extractor fan. Plain plastered ceiling with coving. Laminated flooring. Feature radiator. A suite consists a push button toilet, roll top bath, sink area and a walk in shower cubicle.

Garden

To the front there is a walled frontage with a central gate leading to the front door. To the rear there is an



enclosed rear garden which is mainly laid to lawn. Decked area. To the side there is access to the rear porch. Door into the rear porch.

Workshop

16' 6" x 29' 2" (5.03m x 8.88m)

With light and power.

Note

Please note there are twelve solar panels to the roof which have been purchased and will provide an incom, which has yet to be confirmed as advised by the vendor.

Tenure - Freehold

Please obtain verification from your solicitor.

Council Tax - E

Energy Performance Certificate

Rating D

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



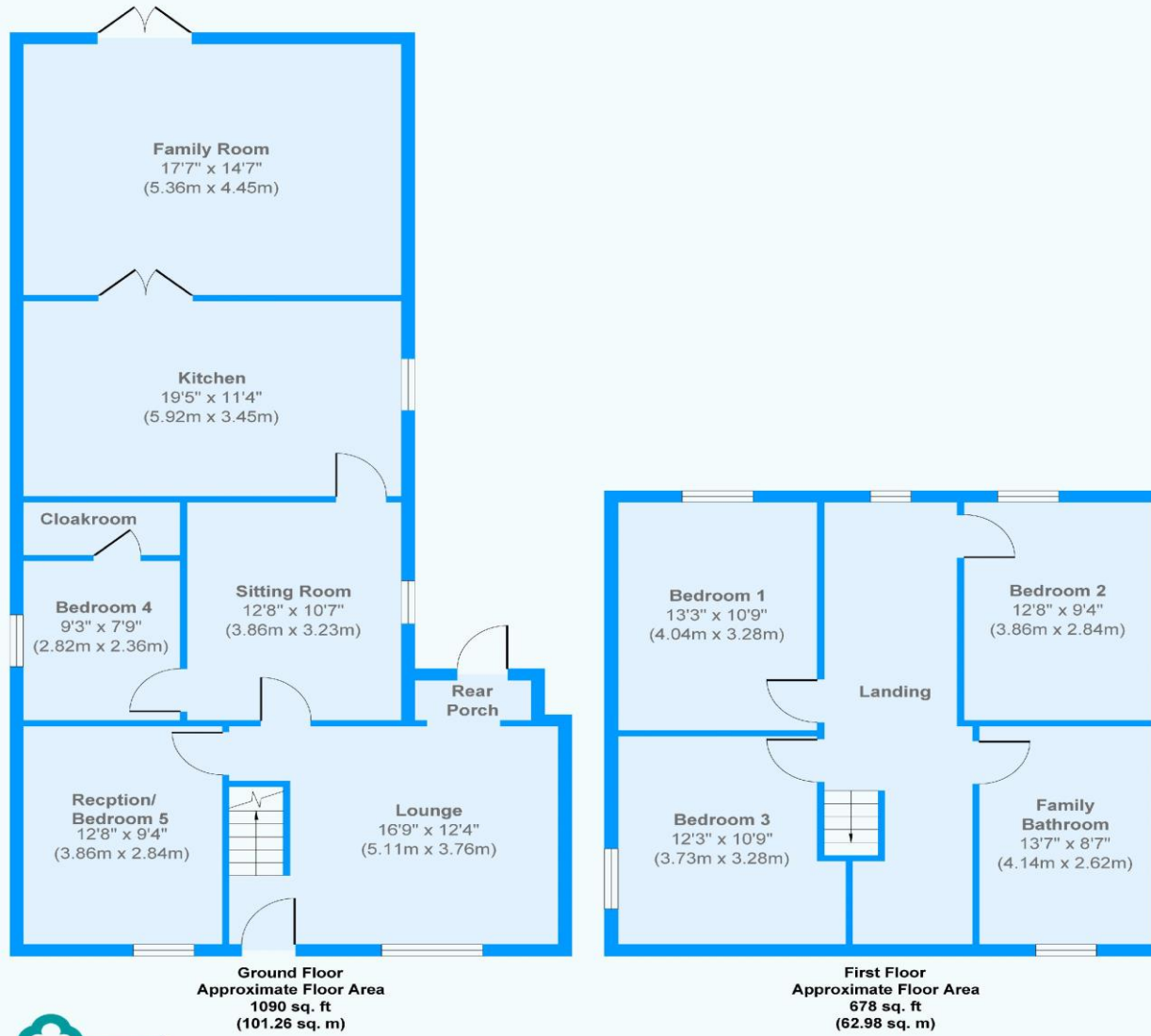
have to be a minimum upon qualification by our team. Safety is paramount to all parties in the process. Please respect the procedures in place at this time.

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.



Dan Y Graig Road, Neath Abbey, SA10 7HA



Approx. Gross Internal Floor Area 1768 sq. ft / 164.24 sq. m

Produced by Elements Property

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