



Brookfield Farm House, Tailwyd Road, Neath Abbey,
Neath, Neath Port Talbot SA10 7DY.

Offers in the Region Of £365,000

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

If you are interested in this home, please contact ourselves verbally. Abbey Residential Agents are proud to offer this well proportional executive detached, double fronted family residence in a sought after position within Neath Abbey.

This family home has a wealth of features namely gas fired heating, double glazed, driveway leading to the detached garage, as you enter in the home you will be greeted with a 32 ft lounge with parquet flooring and you will notice the element of space with the high position of the ceiling. A substantial side garden which is private and enclosed. There is a currently shortage of homes in this area and we strongly recommend early viewing of this family home. A short distance to Abbey Primary School and within walking distance of Dwr Y Felin Comprehensive School and Neath College. Within easy access to Tesco and short journey to enjoy the surroundings of historic position of the Abbey Ruins and Neath Tenant Canal. Good road access into Neath and the A465 leading to the M4 at Llandarcy. To the ground floor there is an entrance hall, 32ft lounge, sitting room, modern fitted kitchen, cloakroom, utility room and a side lobby area. To the first floor there is a landing area, four bedrooms, shower room, ensuite to the two bedrooms. Externally there are front, side and a rear garden. Detached Garage with ample driveway.

Entrance

Via front door into the entrance hall.

Hall

Staircase to the first floor. Door into the lounge.

Lounge

32' 4" x 11' 9" (9.85m x 3.58m)

Double glazed bay window to the front aspect, textured ceiling with coving, parquet flooring. Door into the sitting room. Door into the kitchen.

Rear Lobby Area 1

Door into the rear garden. door to the cloakroom.
Door to the utility room.

Cloakroom

Frosted window to the side aspect. A suite consists of toilet, sink unit, radiator. Fully tiled.

Utility Room

7' 6" x 9' 1" (2.28m x 2.77m)

Double glazed window to the side aspect. A range of base units with a space for a washing machine.
Space for a fridge/freezer.

Sitting Room

19' 0" x 15' 4" (5.79m x 4.67m)

Double glazed bay window to the front aspect, double radiator, textured ceiling with coving, feature surround.

Kitchen

8' 9" x 14' 0" (2.66m x 4.26m)

Aluminium double glazed window to the rear aspect, tiled floor. A range of wall and base units inset sink unit, gas hob, oven and extractor fan. Tiled splash backs. Serving hatch. Double radiator. Tiled floor.
Door to the side aspect.

Rear Lobby

Stable door to the side elevation with frosted window to the rear aspect. Storage unit.

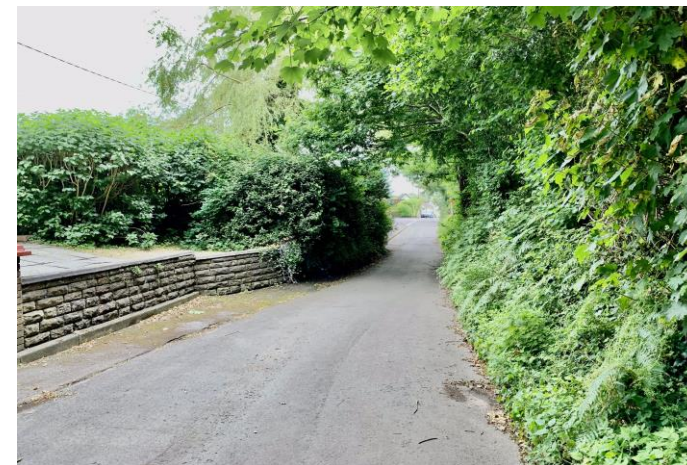
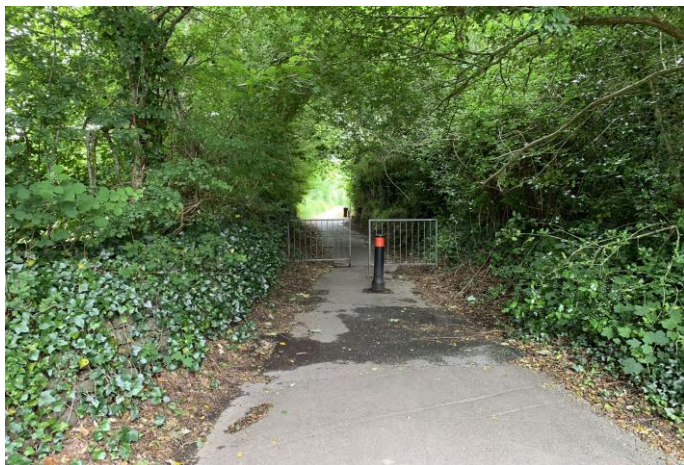
First Floor Landing

Doors off to the first floor rooms.

Bedroom One

15' 3" x 11' 2" (4.64m x 3.40m)

Aluminium double glazed window to the front aspect, textured ceiling with coving, radiator. Door into the en-suite.



En-suite Bathroom

8' 4" x 8' 7" (2.54m x 2.61m)

Frosted double glazed window to the side elevation. A suite consist of bidet, pedestal wash hand basin, sunken bath and storage unit.

Bedroom Two

13' 4" x 12' 5" (4.06m x 3.78m)

Aluminium double glazed window to the side aspect, textured ceiling with coving, fitted wardrobes.

Bedroom Three

8' 8" x 8' 6" (2.64m x 2.59m)

Double glazed window to the front aspect, radiator, textured ceiling with coving. Door into the en-suite.

En-suite

5' 6" x 6' 8" (1.68m x 2.03m)

A suite consists of pedestal wash hand basin, panelled bath, fitted cupboard, tiled splash backs.



Bedroom Four

5' 7" x 9' 2" (1.70m x 2.79m)

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

Shower Room

5' 2" x 8' 9" (1.57m x 2.66m)

Frosted double glazed window to the rear aspect. A suite consists of pedestal wash hand basin, toilet, shower area. Tongue and groove to the ceiling.

Garden

To the front there is patio area to either side of the front entrance with shrubs. To the left hand side there is a driveway leading to the detached garage. To the right hand side there is substantial side garden laid to lawn with shrubs and a patio area which previously has had outline planning permission (which has now lapsed). To the rear there is a hard standing.

Detached Garage

Folding door with a car pit.

Council Tax - E



Tenure - Freehold

Please check the tenure with your solicitor.

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

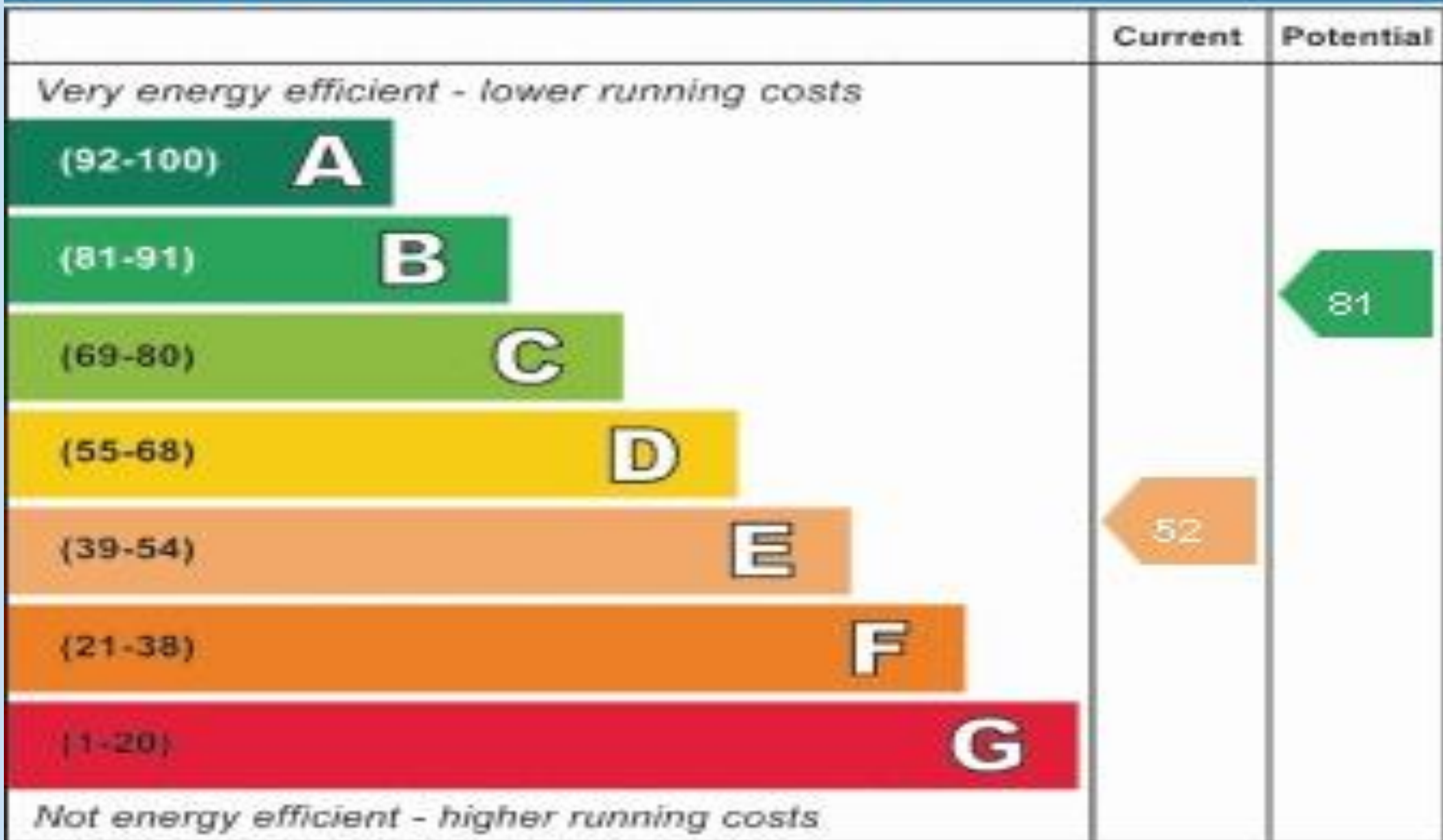
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Energy Efficiency Rating

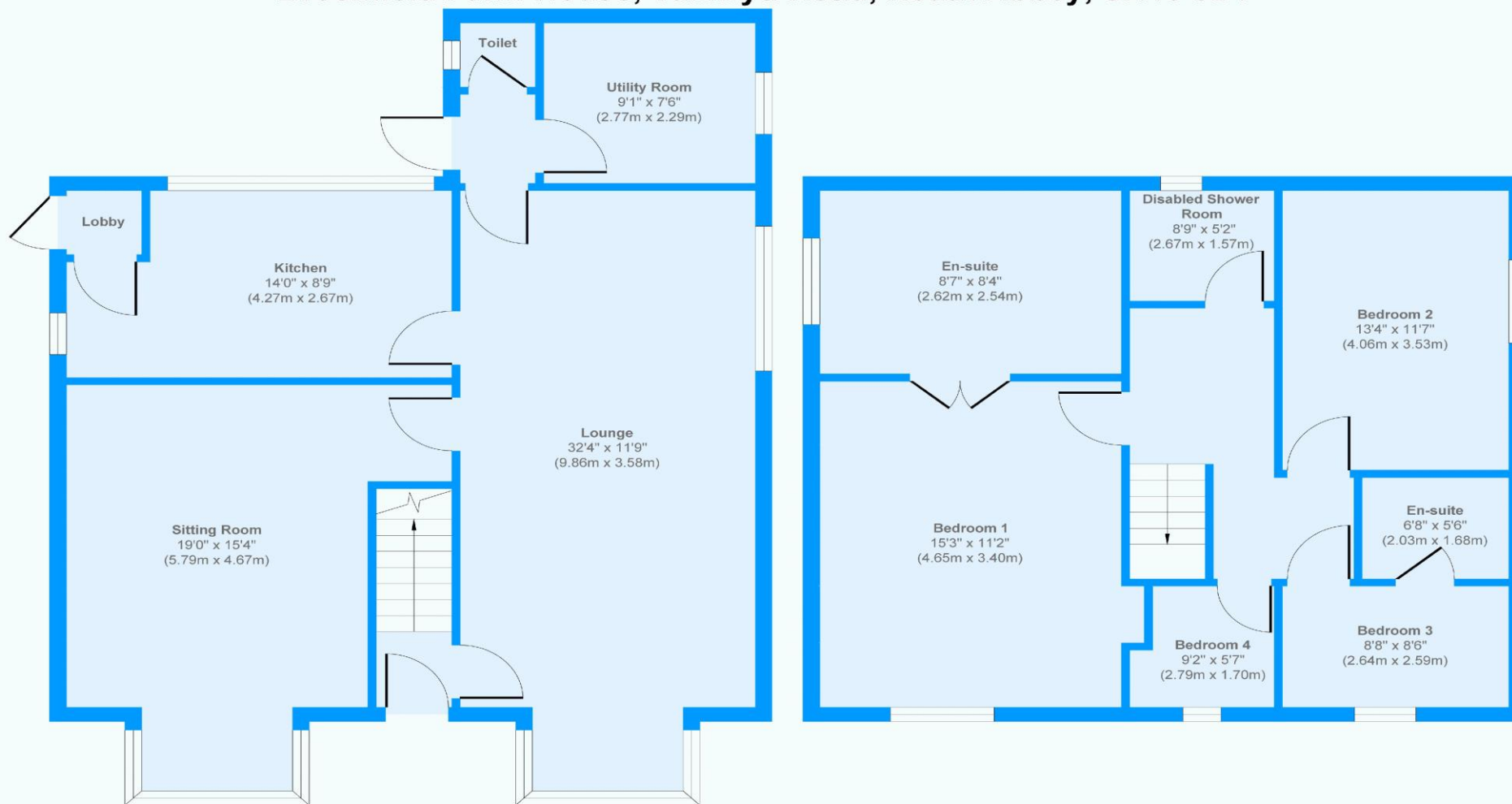


England, Scotland & Wales

EU Directive
2002/91/EC



Brookfield Farm House, Tailwyd Road, Neath Abbey, SA10 8DY



Ground Floor
Approximate Floor Area
801 sq. ft
(74.41 sq. m)

First Floor
Approximate Floor Area
662 sq. ft
(61.50 sq. m)

Approx. Gross Internal Floor Area 1463 sq. ft / 135.91 sq. m

Produced by Elements Property



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