



Longford Road, Neath Abbey,
Neath, Neath Port Talbot, SA10 7HH.

Offers in the Region Of £132,500

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

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

- * Abbey Residential Agents are delivering results.
- * Free Valuation, No Sale No Fee.
- * Only Pay When We Sell Your Home.
- * Bespoke Virtual Tour.
- * Bespoke Floor Plan.
- * Tailored Packages for all clients.
- * Locally Owned Family Business.
- * Town Centre Branch Location.

Abbey Residential Agents are proud to offer for sale by private treaty this three bedroom semi detached family home which is in need of attention. This home is a well proportioned family home situated at the head of a cul de sac location with a secluded secret garden to the rear of the home. Vacant Possession with No Onward Chain. We strongly recommend early viewing of this home. To the ground floor there is an entrance hall, disabled shower room, sitting room, lounge, dining room, extended kitchen. To the first floor there three bedrooms and a family bathroom. Externally there are front and rear gardens.

Entrance

via side pvc door into the hall.

Hall

Radiator. Door into the disabled shower room. Door into the sitting room. Door into the lounge. Staircase to the first floor.

Disabled Shower Room

5' 8" x 7' 8" (1.73m x 2.34m)

Frosted double glazed window to the rear aspect. Panelled to the walls and the ceiling. Non slip floor. A suite consists of pedestal wash hand basin, push button toilet, radiator, disabled shower area, radiator, extractor fan.

Sitting Room

9' 7" x 9' 7" (2.92m x 2.92m)

Window to the front and side aspect, radiator.

Lounge

13' 4" x 12' 0" (4.06m x 3.65m)

Window to the front aspect, gas fire in a feature surround, radiator. Storage cupboard with a frosted

window to the rear aspect. Door into the dining room.

Dining Room

5' 5" x 8' 3" (1.65m x 2.51m)

Window to the rear aspect, radiator. Door into the kitchen.

Extended Kitchen

9' 8" x 13' 9" (2.94m x 4.19m)

Door to the side aspect. Double glazed window to the front aspect. Double glazed window to the rear aspect. Radiator. A range of wall and base units inset stainless steel sink unit, cooker point, space for a fridge/freezer, plumbed for a washing machine, tiled splash backs, extractor fan.

First Floor Landing

Window to the rear aspect. Access to loft. Doors off to the first floor rooms.

Bedroom One

9' 9" x 10' 3" (2.97m x 3.12m)

Window to the front aspect, radiator.



Bedroom Two

10' 0" x 11' 9" (3.05m x 3.58m)

Window to the front aspect, radiator.

Bedroom Three

9' 5" x 7' 2" (2.87m x 2.18m)

Window to the rear aspect, radiator.

Family Bathroom

7' 4" x 6' 5" (2.23m x 1.95m)

Frosted window to the rear aspect. Cupboard housing boiler. Radiator. A suite consists of sink unit, toilet, panelled bath. Tiled to the bath area. Linen cupboard.

Garden

To the front there are two sections of garden with a pathway leading to the side access into the home. Gate into the rear garden. Hardstanding area. Gate leading into a secret garden of a reasonable size.

Tenure - Freehold

Please check the tenure with your appointed solicitor.



Council Tax - B

Energy Performance Certificate

Viewing by appointment with the selling agents.

Please contact ourselves to arrange a viewing of the home.

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

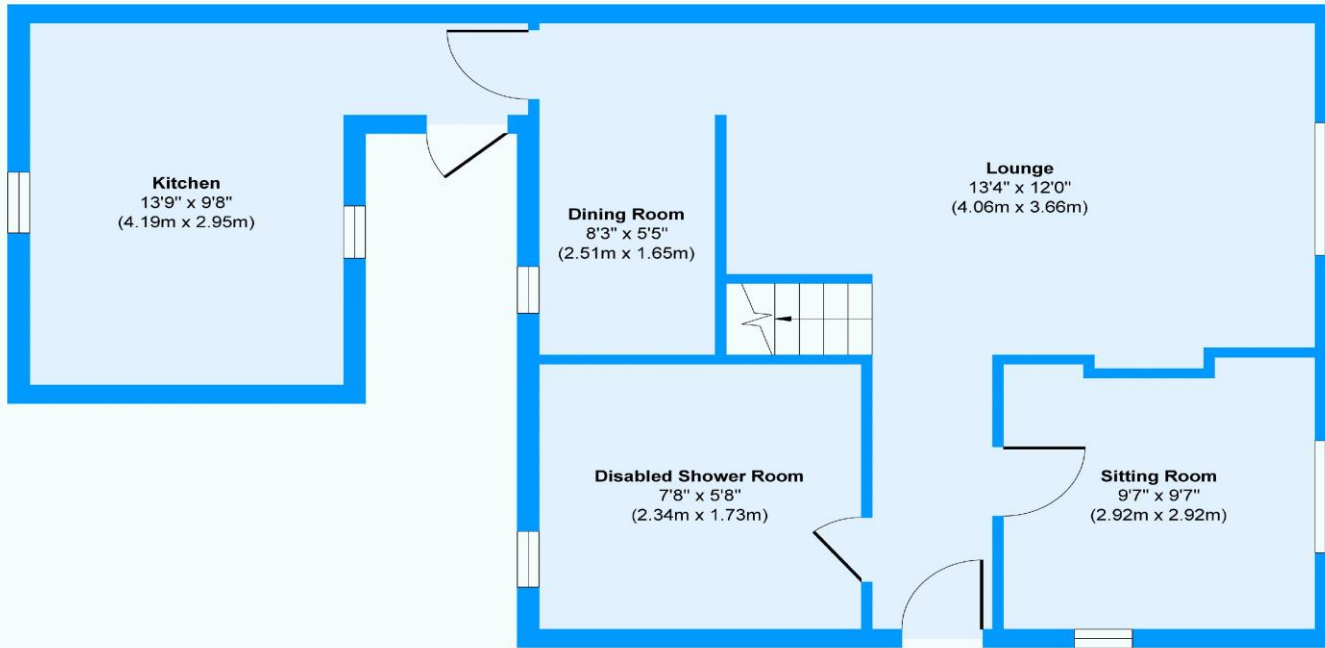


service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential Agents. We are obliged to report any knowledge 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.

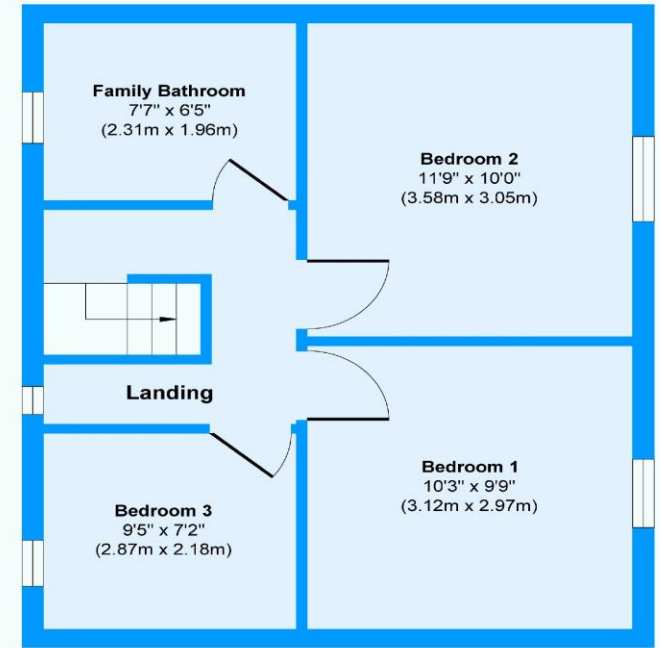




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Ground Floor
Approximate Floor Area
669 sq. ft
(62.15 sq. m)



First Floor
Approximate Floor Area
396 sq. ft
(36.78 sq. m)

Approx. Gross Internal Floor Area 1065 sq. ft / 98.93 sq. m

Produced by Elements Property



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