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

32 Mill Race

Asking price **£189,950**

A very well presented three bedroom mid link starter home, situated in the well regarded development of Mill Race

Being sold with no ongoing chain

An ideal first time buyer purchase

A very well presented three bedroom starter home

Situated in the well regarded development of Mill Race

Within walking distance to reputable schools and amenities

Convenient commuter access to the A465 and M4

Attractive interior throughout

Good sized enclosed rear garden

Allocated driveway off road parking for two cars

Viewing highly recommend



Nestled within the very well regarded Mill Race development of Neath Abbey is this attractive three bedroom mid link family home, available for sale with no ongoing chain.

The property is entered via a composite and glazed panel door into an entrance hallway, with a wood grain effect ceramic tiled floor and doorways leading to the kitchen, lounge/diner, cloakroom and a useful understairs storage cupboard. The kitchen is located to the front of the property and has been fitted with a matching range of contemporary cream base and wall mounted units, with a butchers block effect laminated worksurface over. It offers an integrated electric oven with a four burner gas hob above, an integrated dishwasher, space for a washing machine, space for a fridge/freezer and a stainless steel sink unit with a swan neck spray tap set below a large window to the front.

There is splashback tiling above the hob and worksurfaces and ceramic high gloss tiles laid to floor.

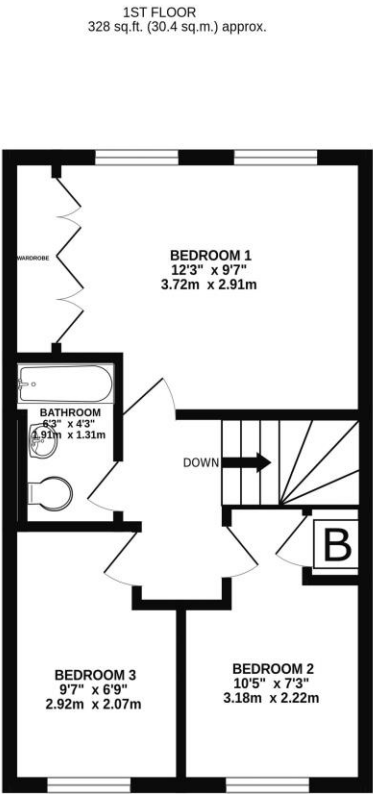
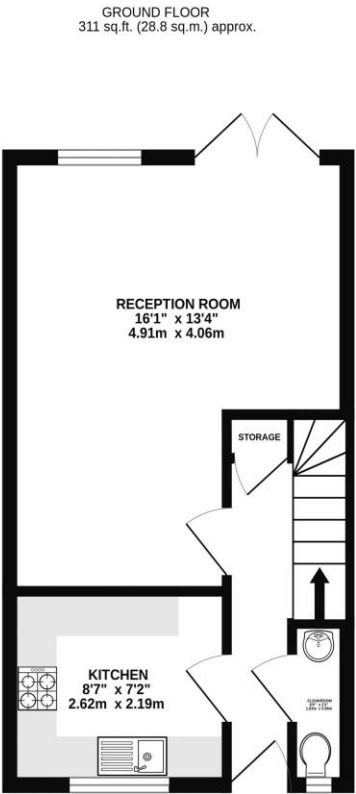
The lounge/diner is located to the rear of the property and is an impressive L shaped room laid to laminate wood flooring. The room is flooded with natural light from a window to the rear and a set of patio doors providing views and access onto the garden.

The cloakroom off the hallway has been fitted with a contemporary white two piece suite comprising; low level WC and a vanity wash hand basin with cupboard storage below. There is ornate mosaic splash back tiling above the sink and on the sill of the window, a modern fitted radiator and a ceramic tiled floor.

To the first floor the landing gives access to all three bedrooms and the family bathroom. Bedroom one is located to the rear of the property and is a generous sized double bedroom benefitting from two windows to the rear and a large fitted double wardrobe. Bedrooms two and three are similar in size, with bedroom two being slightly larger and making a comfortable sized double bedroom, with a fitted cupboard over the bulk head of the stairs currently housing the modern gas combination boiler.

The family bathroom has been fitted with a contemporary white three piece suite comprising; low level WC, vanity wash hand basin with cupboard storage below and a panel bath with a mains shower over bath and a glazed shower screen. There is full height tiling to all walls, a large fixed mirror above the sink unit, built in extractor fan and a wall mounted chrome towel rail to one wall.

Outside to the front of the property, a shared access driveway belonging to No.32 leads down from the main road of Mill Race to the two allocated parking spaces. Ahead of the property there is an array of mixed plants and shrubs, with a paved pathway leading from the driveway to the front door. To the rear, there is a good sized enclosed garden, with a paved patio area adjacent to the property, an area with mature plants to one corner and the remaining garden is laid to lawn. It is fully enclosed with feather edge wood fencing and benefits from a timber shed for storage and has a rear access gate leading back out onto the main road.



TOTAL FLOOR AREA: 638 sq.ft. (59.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

SAT NAV USERS: SA10 7FL

Tenure

Freehold

Services

All mains services
Council Tax Band D
EPC Rating C

Viewing strictly by
appointment through
Herbert R Thomas

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Energy performance certificate (EPC)		
32 Mt Rice Neath, Neath SA10 7FL	Energy rating C	Valid until: 11 May 2032 Certificate number: 0350-3672-1130-2292-4645
Property type		Mid-terrace house
Total floor area		69 square metres
Rules on letting this property Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/energy-ratings-for-properties		
Energy rating and score This property's current energy rating is C. It has the potential to be B. See how to improve this property's energy efficiency		
		The graph shows this property's current and potential energy rating. Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.