



Dan Y Graig Terrace, Cadoxton,
Neath, Neath Port Talbot, SA10 8BT.

Offers Over £250,000

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

If you are interested in this home, please contact us verbally. Click the link of the virtual tour to view the home in the comfort of your own home.

Abbey Residential Agents are proud to offer this well presented three bedroom semi detached family home situated on a level location in the sought after village location of Cadoxton. This home is ideally situated for the comprehensive school of Llangatwg School and a short distance to the road link of the A465. Vacant Possession with No Onward Chain. We strongly recommend internal viewing of this home to avoid any disappointment.

The accommodation consists of ground floor of an entrance hall, cloakroom, lounge/diner, kitchen with fitted units, conservatory. To the first floor there are three bedrooms and a family bathroom. Externally there are front and rear gardens. Driveway leading to a car port.

Entrance

via side pvc door into the hall.

Hall

Laminated flooring, radiator, under stairs storage. Staircase to the first floor. Papered ceiling.

Cloakroom

Frosted double glazed window to the rear aspect, laminated flooring, fully tiled to walls, radiator. Plain plastered ceiling with coving. A suite consists of a toilet and wash hand basin.

Lounge/Diner

14' 0" x 21' 2" (4.26m x 6.45m)
Double glazed window to the front aspect. Double glazed bay window to the front aspect. Two radiators. Gas fire in a surround. Laminated flooring. Plain plastered ceiling with coving.

Kitchen

7' 0" x 11' 4" (2.13m x 3.45m)
Pvc door and double glazed window to the conservatory. Plain plastered ceiling with coving.

Double radiator. A range of fitted wall and base units inset stainless steel sink, wine rack, plumbed for a washing machine. Inset electric hob, oven, extractor fan, under counter space for appliances, tiled splash backs.

Conservatory

11' 10" x 9' 2" (3.60m x 2.79m)
Fully double glazed, tiled floor. Pvc door to the side aspect, double radiator.

Half Landing

Frosted double glazed window to the rear aspect.

First Floor Landing

Papered ceiling. Access to the loft. Doors off to the bedrooms and the family bathroom. Cupboard housing wall mounted boiler.

Bedroom One

11' 2" x 11' 0" to the wardrobe (3.40m x 3.35m)
Double glazed window to the front aspect, double radiator, papered ceiling, fitted wardrobe, dressing table, over head storage above the bed area.



Bedroom Two

10' 0" x 7' 8" to the wardrobe (3.05m x 2.34m)
Double glazed window to the rear aspect, double radiator, mirror fitted wardrobes.

Bedroom Three

11' 2" x 7' 6" (3.40m x 2.28m)
Double glazed window to the front aspect, double radiator, fitted wardrobe.

Family Bathroom

7' 2" x 4' 5" (2.18m x 1.35m)
Frosted double glazed window to the rear aspect, fully tiled to walls. A suite consists of pedestal wash hand basin, panelled bath with shower over the bath, toilet, chrome towel rail.

Garden

To the front there is frontage with an area laid to lawn. To the side of the home there is a driveway with a car port. Door into the rear garden. To the rear there is a patio area, gate leading to a reasonable garden of an area laid to lawn which is enclosed.



Tenure - Freehold

Please ask your solicitor to check the tenure of the home.

Council Tax - C

Energy Performance Certificate

Current - 62 - D Potential - 83 - B Total Floor Area 81 square metres Certificate Number - 0964-0200-2504-8113-9110 Valid until 18th June 2034 Full EPC can be located on www.epcregister.com

Viewing by appointment with the selling agents.

Please contact ourselves to arranging 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

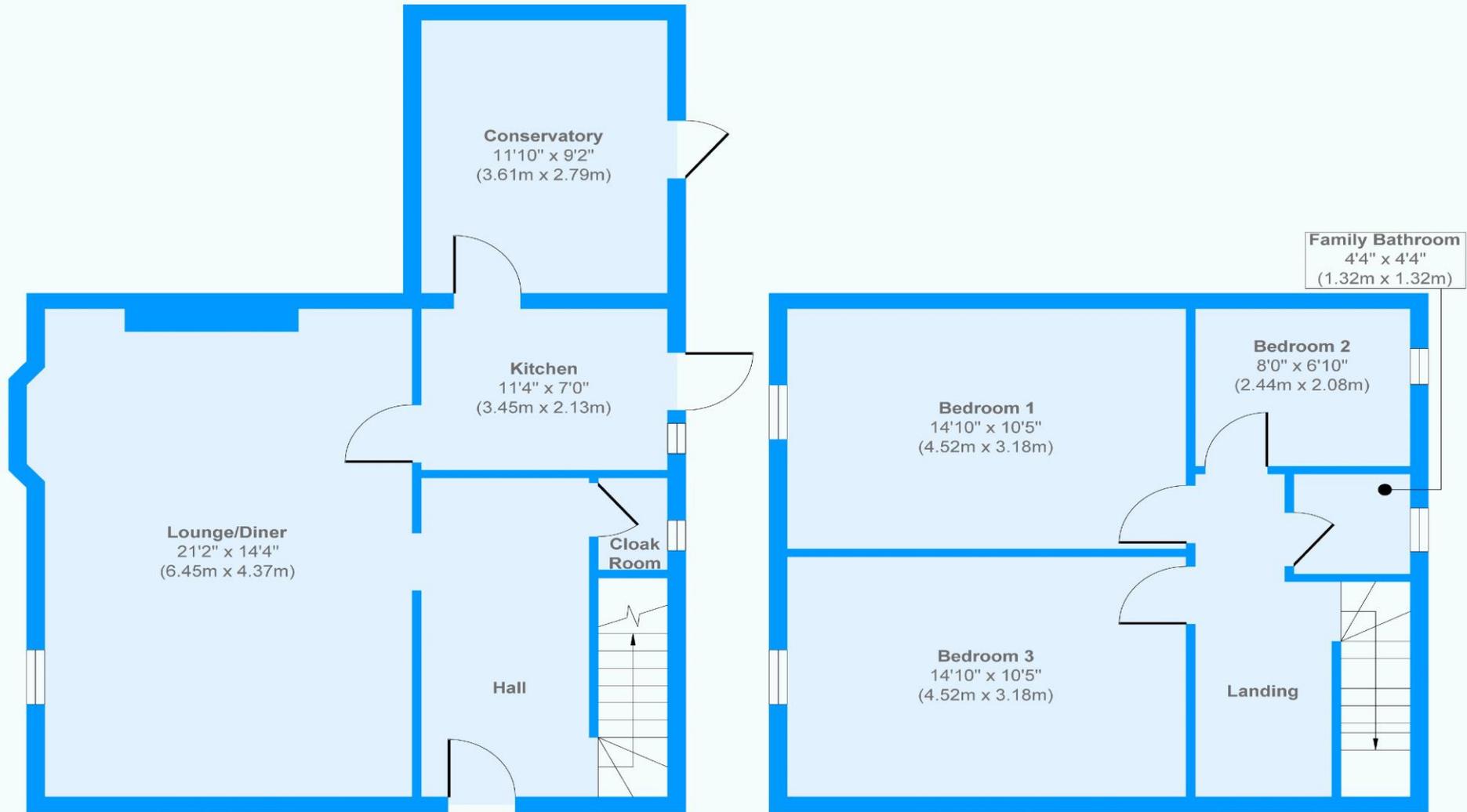


floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through 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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Approx. Gross Internal Floor Area 1097 sq. ft / 101.91 sq. m

Produced by Elements Property



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