



77, Windsor Road,
Neath, Neath Port Talbot, SA11 1NS.

Offers Over £75,000

*****Virtual Tour Available*****

- * Abbey Residential Agents are delivering results.
- * Bespoke Virtual Tour.
- * Bespoke Enhanced Photographs.
- * Bespoke Floor Plan.
- * Tailored Packages for all clients.
- * Locally Owned Family Business.
- * Covid-19 Safe Agency Practices in Place.

Abbey Residential Agents are proud to offer for sale this two bedroom middle terraced situated on the main thoroughfare going into Neath Town Centre.

We would expect high demand for this home as it would be suitable for a number of purchasers - investor, downsize or first time purchase. We strongly recommend virtual viewing in the comfort and safety of your own home. If you are interested in this home call us today. A short distance from all amenities located in Neath Town Centre - Neath Market Hall, local shops, railway station, library, bus station and Victoria Gardens. The home benefits from gas fired heating, double glazed and an enclosed rear garden with an out building. To the ground floor there is an entrance vestibule, hall, lounge, dining area, kitchen with units and a downstairs family bathroom. To the first floor there are two bedrooms. Externally there enclosed rear garden.

Entrance

Via pvc door into the entrance vestibule. Door into the hall.

Hall

Radiator. Stairs to the first floor. Door into the lounge.

Lounge

12' 4" x 11' 5" (3.76m x 3.48m)

Window to the kitchen. Door into kitchen. Fire surround. Open to the dining room. Laminated flooring. Radiator. Under stairs cupboard. Open into the dining room.

Dining Room

10' 0" x 11' 8" (3.05m x 3.55m)

Double glazed window to the front aspect, double radiator. Laminated flooring.

Kitchen

9' 0" x 12' 1" (2.74m x 3.68m)

Double glazed window to the rear aspect. Pvc door to the rear aspect. Plain plastered ceiling with coving. Door into the bathroom. A range of wall and

base units inset stainless steel sink unit, cooker point. Partial tiled to walls. Tiled floor

Downstairs Family Bathroom

8' 9" x 3' 8" (2.66m x 1.12m)

Frosted double glazed to the rear aspect. Plain plastered ceiling. Chrome towel rail. A three piece suite consists of push button toilet, panelled bath, pedestal wash hand basin, shower over the bath. Fully tiled.

First Floor Landing

Access to the loft. Storage cupboard. Double glazed window to the rear aspect.

Bedroom One

12' 4" x 10' 1" (3.76m x 3.07m)

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

Bedroom Two

12' 0" x 8' 6" (3.65m x 2.59m)

Double glazed window to the rear aspect, plain plastered ceiling with coving, radiator. Cupboard with wall mounted boiler.



Garden

The home is fronting the pavement. To the rear there is an enclosed rear garden with an out building.

Council Tax – A

Tenure - Freehold

We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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 our 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

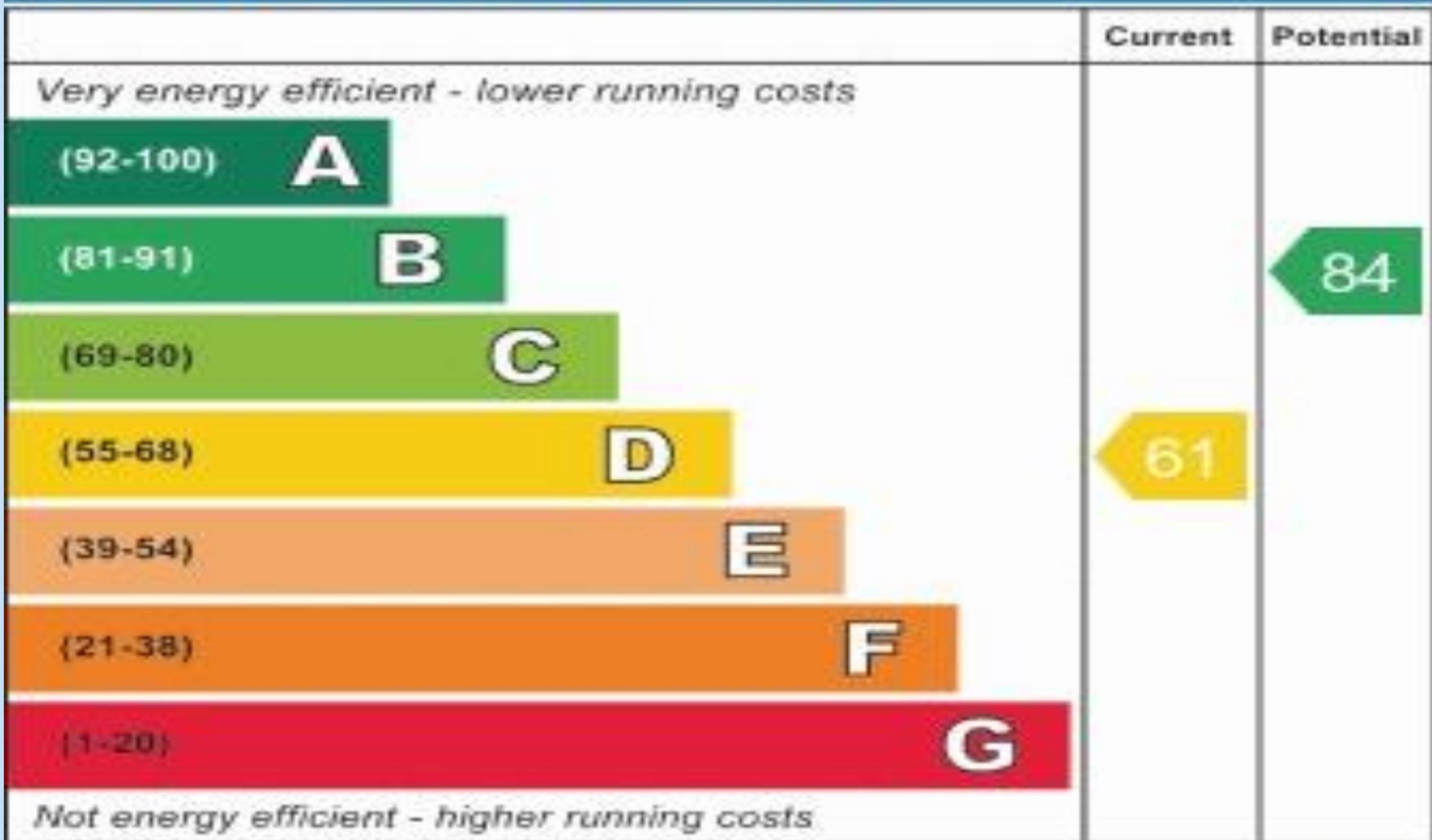
themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential 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.





Energy Efficiency Rating

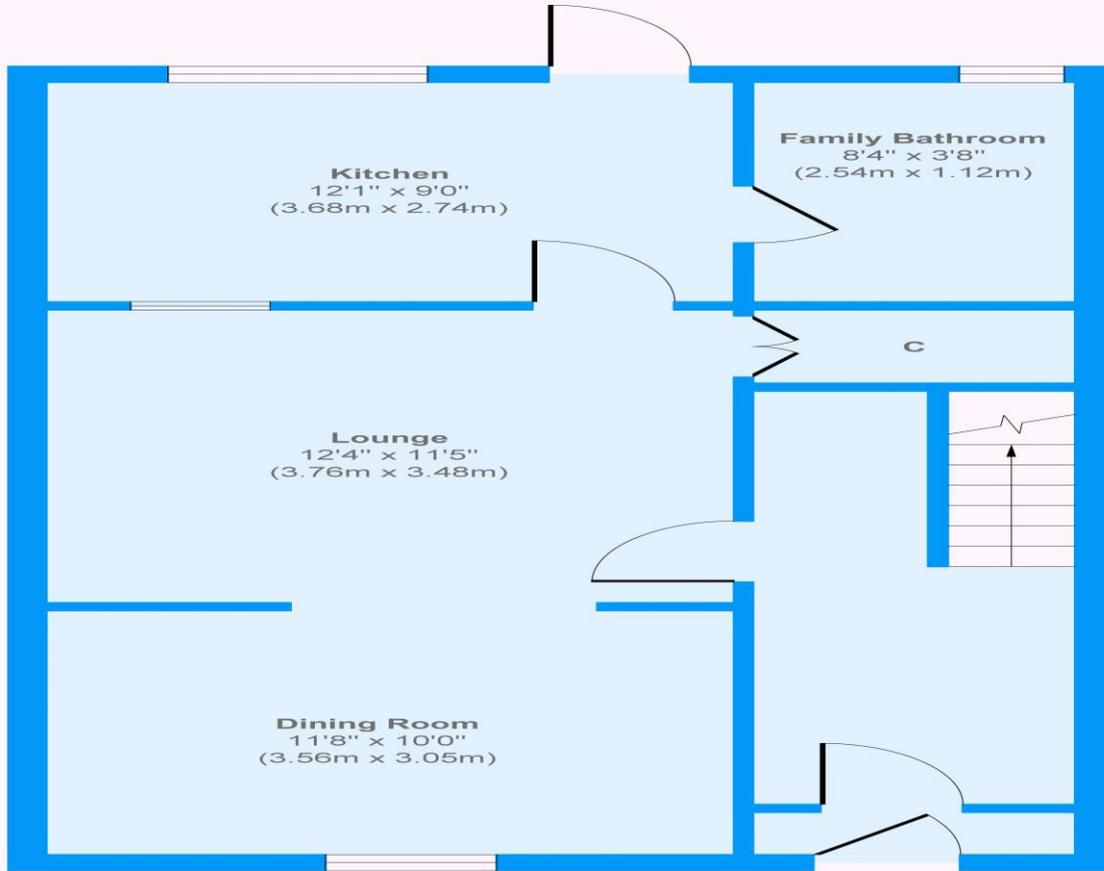


England, Scotland & Wales

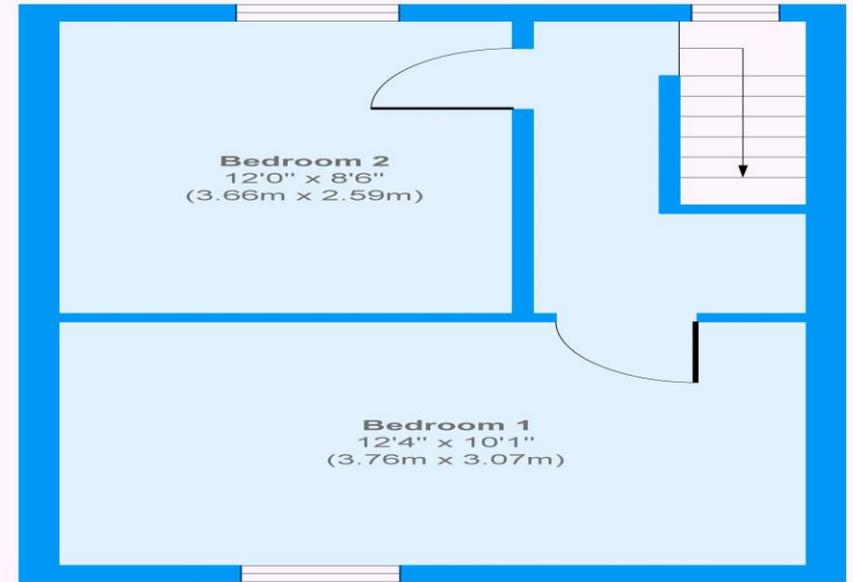
EU Directive
2002/91/EC



77 Windsor Road, Neath, SA11 1NS



Ground Floor
Approximate Floor Area
572 sq. ft
(53.14 sq. m)



First Floor
Approximate Floor Area
293 sq. ft
(27.22 sq. m)



Approx. Gross Internal Floor Area 865 sq. ft / 80.36 sq. m

Produced by Elements Property