



Hibbert Road,
Neath, Neath Port Talbot, SA11 3DE.

Offers in the Region Of £179,999

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

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

Abbey Residential Agents are proud to offer for sale by private treaty, this well presented three bedroom middle terraced town house within walking distance of Neath Town Centre.

There is currently a shortage of homes available in this location and we strongly recommend early viewing to avoid disappointment. Vacant Possession with No Onward Chain.

The accommodation consists to the ground floor of an entrance vestibule, hall, lounge, dining room, kitchen with fitted units, rear lobby area and a downstairs shower room. To the first floor there are three bedrooms and a shower room. Externally there are front and rear gardens. Garage.

Entrance

via pvc door into the vestibule.

Vestibule

Partial tiled to walls, stainless door into the hall.

Hall

Double radiator, staircase to the first floor, papered ceiling with coving, block flooring, under stairs cupboard.

Lounge

13' 6" into the bay x 11' 7" (4.11m x 3.53m)

Double glazed sash bay window to the front aspect, block flooring, focal surround, radiator, picture rail. Papered ceiling with coving and a central mural.

Dining Room

11' 8" x 9' 2" (3.55m x 2.79m)

Double glazed window to the rear aspect, papered ceiling with coving, two alcove cupboards, radiator.

Kitchen

14' 3" x 9' 8" (4.34m x 2.94m)

Double glazed window to the side aspect, wall mounted valiant boiler, tiled floor. A range of fitted wall and base units inset stainless steel sink unit, gas hob, oven, extractor fan, built in microwave (hotpoint). Space for a fridge/freezer. Space for a dining room table and chairs.

Rear Lobby Area

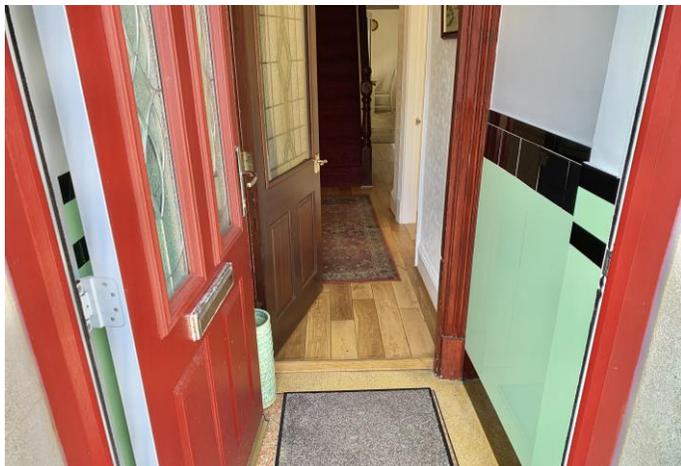
11' 1" x 2' 6" (3.38m x 0.76m)

Half frosted pvc door and double glazed window to the side aspect. Frosted double glazed window to the rear aspect. Space for appliances. Non slip floor. Tongue and groove to the ceiling. Sliding door to the shower room.

Shower Room

10' 3" x 6' 4" (3.12m x 1.93m)

Frosted double glazed window to the rear aspect, radiator. Tongue and groove to the ceiling. A suite consists of a shower cubicle, toilet, sink unit, extractor fan.



First Floor Landing

Papered ceiling with coving. Access to the loft. Doors off to the first floor rooms.

Bedroom One

10' 4" x 15' 3" (3.15m x 4.64m)

Two double glazed windows to the front aspect, papered ceiling, two alcove cupboards, radiator, picture rail.

Bedroom Two

11' 2" x 9' 3" (3.40m x 2.82m)

Double glazed window to the rear aspect, papered ceiling, radiator, picture rail, two alcove cupboards.

Bedroom Three

9' 4" x 9' 4" (2.84m x 2.84m)

Double glazed window to the rear aspect, radiator, plain plastered ceiling.

Shower Room

5' 9" x 4' 7" (1.75m x 1.40m)

Frosted double glazed window to the side aspect, non slip floor, linen cupboard. A suite consists of a shower cubicle, toilet, sink unit with storage beneath, shaver point.



Garden

To the front there is a walled frontage with an entrance gate leading to a pathway to the front door, patio area. To the rear there is a further patio area, low maintenance area. Gate to the rear aspect

Garage

Tenure - Freehold

Please check the tenure with your solicitor.

Council Tax - C

Energy Performance Certificate

Current - 41 - E Potential - 71 - C Total Floor Area 108 square metres Certificate Number - 2358 - 8081 - 7207 - 4636 - 1940 Valid until 28 March 2026 Full EPC can be located on www.epcregister.com

Viewing by appointment with the selling agents.

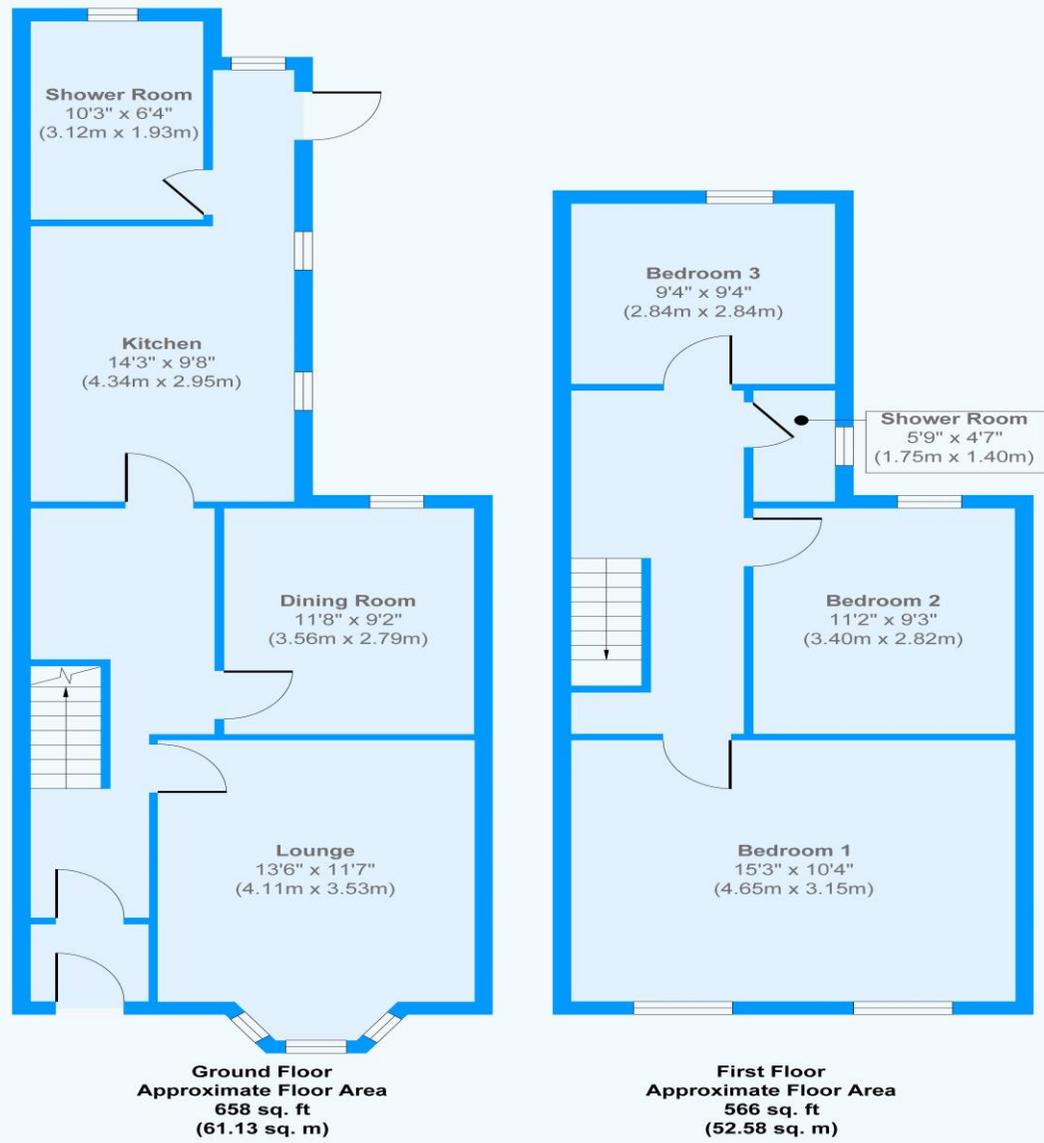
Due to Covid-19 situation we have 360 degrees panoramas of each room of this home for your perusal via the virtual tour tab. Physical viewing will have to be a minimum upon qualification by our team. Safety is paramount to all parties in the



process. Please respect the procedures in place at this time.







Approx. Gross Internal Floor Area 1224 sq. ft / 113.71 sq. m

Produced by Elements Property