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28, The Ropewalk,
Neath, Neath Port Talbot, SA11 1EW.

Offers Over £120,000

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

Abbey Residential Agents are proud to offer this deceptively spacious four storey four bed roomed town house in the central location of Neath.

We strongly recommend virtual viewing via the virtual tour tab on our website in the comfort and safety of your own home.

Call us today to arrange your virtual viewing appointment. We expect high demand for this family home.

Within walking distance of Neath Town Centre, Victoria Gardens, local shops and schools. Good road links to the A465 and the M4.

The property benefits from gas fired heating, double glazed and off road parking to the rear of the home. To the ground floor there is an entrance vestibule, hallway, lounge, sitting room, kitchen with units and a cloakroom. To the lower level there is a home office / gym with storage room and a cloakroom. Note there is a separate access to the basement from the rear of the home. To the first floor there are three bedrooms and a family bathroom. To the second floor there is an attic/bedroom four. Externally there are front and rear gardens. Secure off road parking to the rear of the home.



Entrance

Via front door into the vestibule.

Vestibule

Door into the hallway, textured ceiling.

Hall

Radiator, stairs to the first floor, door into the lounge, door into the sitting room.

Lounge

15' 3" x 12' 2" (4.64m x 3.71m)
Double glazed bay window to the front aspect, picture rail, original fireplace surround. Radiator. Textured ceiling, doors into the sitting room.

Sitting Room

13' 9" x 12' 4" (4.19m x 3.76m)
Leaded double glazed window to the rear aspect, textured ceiling, radiator, door into the kitchen.



Kitchen

19' 3" x 8' 8" (5.86m x 2.64m)
Half frosted pvc door and double glazed window to the side aspect. Plain plastered ceiling, radiator. A range of wall and base units inset stainless steel sink unit, cooker point, point for a dishwasher, tiled floor, plumbed for a washing machine, tiled splash backs, door to the basement. Frosted door to the shower room.

Shower Room

Frosted double glazed window to the rear aspect. A suite consists of low level wc, vanity unit consists of sink unit with storage beneath, shower cubicle, extractor fan.

Basement Home Office / Gym

14' 4" x 12' 8" (4.37m x 3.86m)
There are two separate access points. First access is the staircase from the kitchen. Second access is from the rear of the home. Textured ceiling. Frosted door to the rear aspect. Door to the basement cloakroom. Secret door to the storage rooms.



Basement Cloakroom

A suite incorporating pedestal wash hand basin, low level wc.

Storage Room

10' 7" x 7' 8" (3.22m x 2.34m)

Frosted double glazed to the front aspect, textured ceiling.

Basement Storage Room

7' 5" x 5' 4" (2.26m x 1.62m)

This room is used for storage.

First Floor Landing

Textured ceiling, stairs to the attic room/bedroom four.

Bedroom One

15' 9" x 13' 0" (4.80m x 3.96m)

Two leaded double glazed window to the front aspect, radiator, textured ceiling, alcove cupboard.

Bedroom Two

10' 8" x 9' 8" (3.25m x 2.94m)

Leaded double glazed to the rear aspect, radiator, textured ceiling.



Further Landing Area

Radiator.

First Floor Family Bathroom

7' 9" x 5' 5" (2.36m x 1.65m)

Frosted double glazed window to the side aspect, textured ceiling, radiator. A suite consists of pedestal wash hand basin with tiled splash backs, low level wc, panelled bath. Partial tiled to walls.

Bedroom Three

8' 6" x 7' 3" (2.59m x 2.21m)

Double glazed window to the rear aspect, radiator.

Attic Room / Bedroom Four

11' 9" x 8' 1" (3.58m x 2.46m)

Velux skylight to the rear aspect.

Garden

To the front there is a wall frontage with access via a gate. To the rear there is a hard standing area with a gate leading to the secure off road parking. Double gates to the rear of the home. Outside light.



Council Tax – C

Tenure - Freehold.

Please obtain verification from your solicitor.

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.

Disclaimer

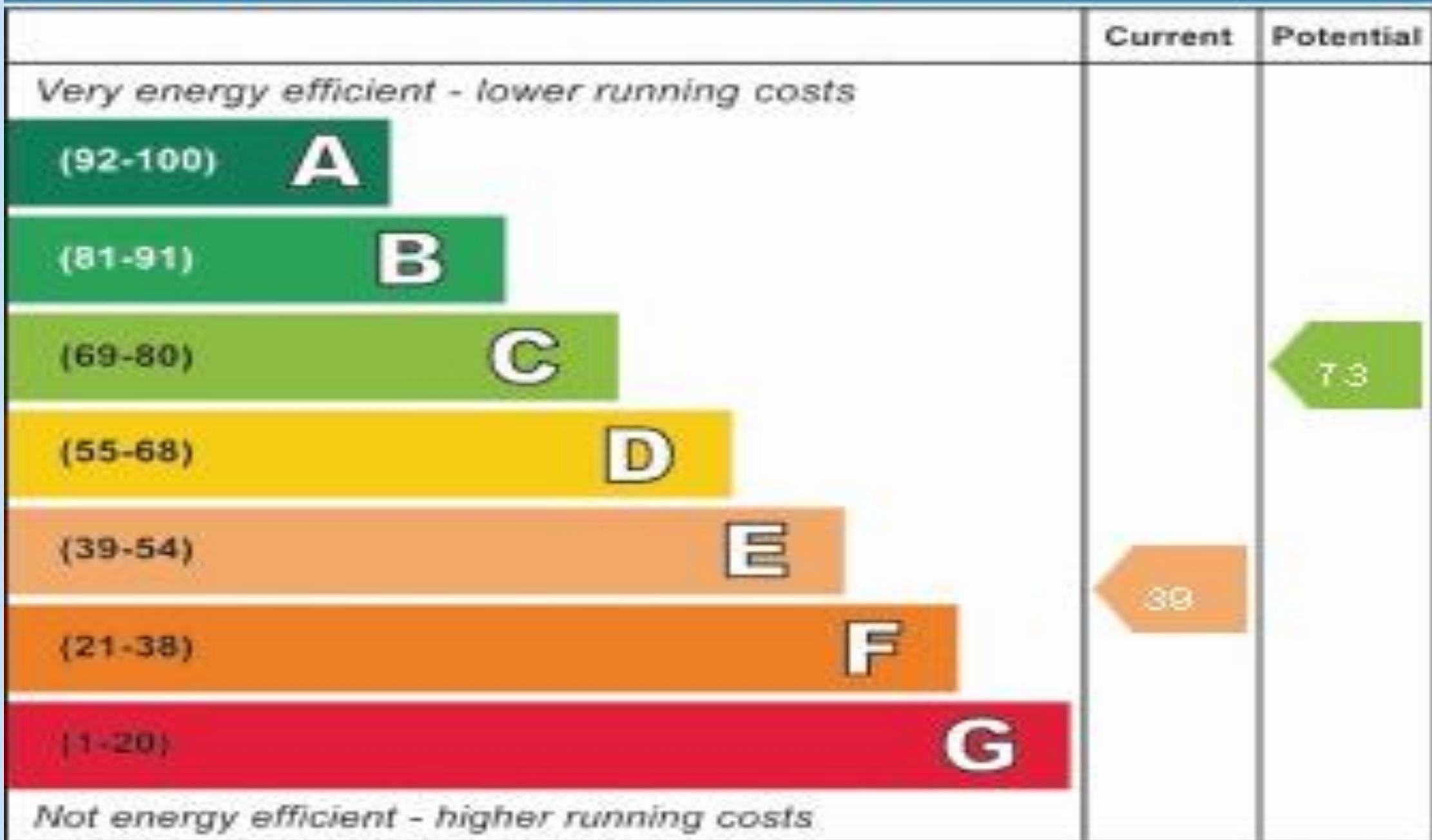
These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons 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

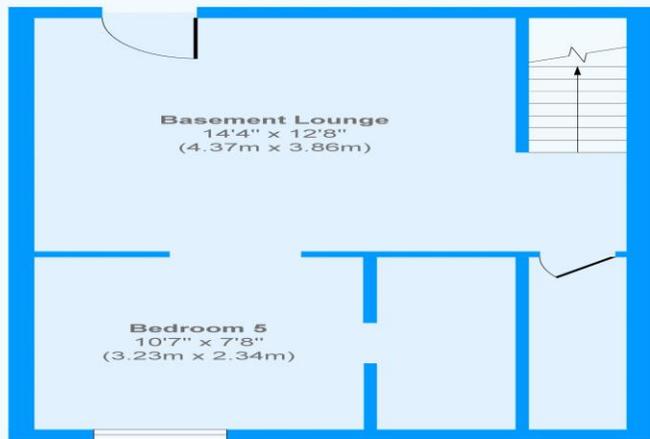


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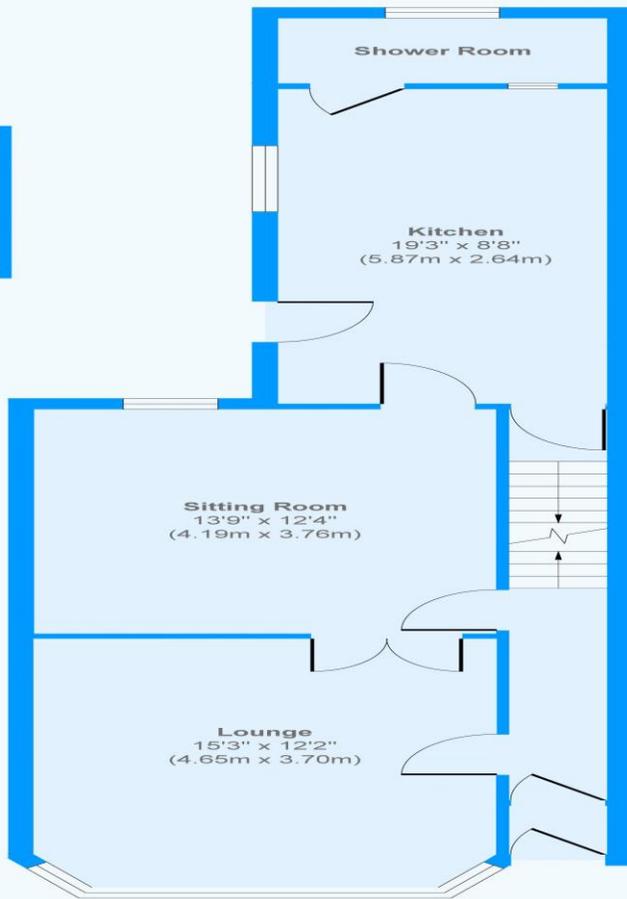
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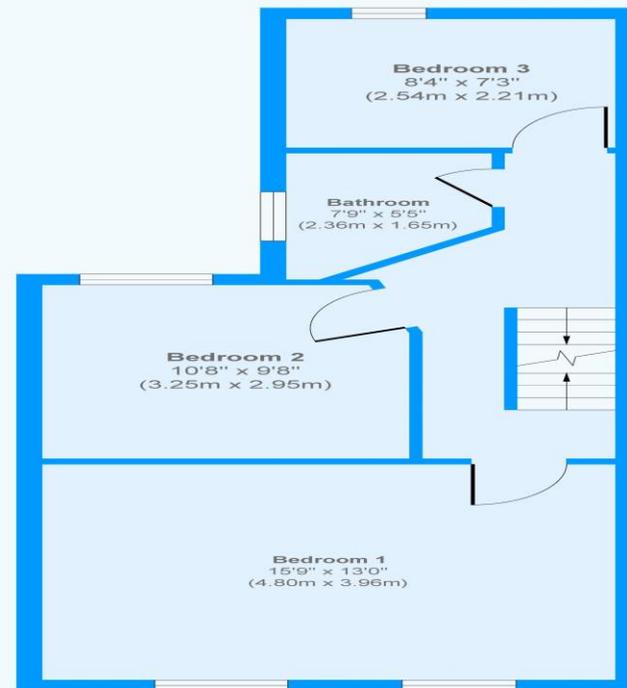
The Ropewalk, Neath, SA11 1EW



Basement Floor
Approximate Floor Area
393 sq. ft
(36.51 sq. m)



Ground Floor
Approximate Floor Area
641 sq. ft
(59.55 sq. m)



First Floor
Approximate Floor Area
507 sq. ft
(47.10 sq. m)



Approx. Gross Internal Floor Area 1541 sq. ft / 143.16 sq. m
Produced by Elements Property