



Penydre, Neath, Neath Port Talbot SA11 3HE

Offers in the Region Of £125,000

\*\*\*\*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 for sale by private treaty this well presented two bed roomed middle terraced home on a level location within easy access to Neath Town Centre. This home is offered with vacant possession with no onward chain. In our opinion early viewing is highly recommended to avoid any disappointment. The accommodation consists to the ground floor of an entrance hall, lounge/diner, modern fitted kitchen and four piece downstairs family bathroom. To the first floor there are two bedrooms. Externally there are front and rear gardens.

### Entrance

via pvc door into the porch.

### Porch

Door into the lounge/diner.

### Lounge/Diner

21' 9" x 12' 5" (6.62m x 3.78m)

Double glazed bow window to the front aspect, two double radiators, plain plastered ceiling with coving, laminated flooring, understairs cupboard. Dog leg staircase to the first floor. Focal surround. Door into the kitchen.

### Kitchen

12' 10" x 8' 3" (3.91m x 2.51m)

Double glazed window to the side aspect, double radiator, plain plastered ceiling with coving. A range of fitted wall and base units inset stainless steel sink unit. Inset five ring gas hob, oven, extractor fan. Space for a fridge/freezer. Integrated washing machine. Integrated tumble dryer. Tiled splash backs. Space for a fridge/freezer. Cupboard housing wall mounted gas fired boiler. Laminated flooring. Breakfast bar area.

### Rear Lobby Area

Half frosted pvc door into the rear garden, plain plastered ceiling with coving. Door into the downstairs family bathroom.

### Downstairs Family Bathroom

7' 0" x 8' 3" (2.13m x 2.51m)

Frosted double glazed window to the side and rear aspect, plain plastered ceiling with coving, laminated flooring, double radiator, half tiled to walls. A four piece suite incorporating pedestal wash hand basin, toilet, panelled bath, shower cubicle.

### Half Landing

Double glazed window to the rear aspect.

### First Floor Landing

Plain plastered ceiling with coving. Doors off to the two bedrooms.

### Bedroom One

10' 8" x 14' 2" (3.25m x 4.31m)

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



## Bedroom Two

10' 8" x 10' 6" (3.25m x 3.20m)

Double glazed window to the rear aspect, plain plastered ceiling with coving, access to the loft. Cupboard with shelves and a radiator.

## Garden

To the front there is a forecourt garden with steps up the front door. To the rear there are steps up to the rear garden with is a patio area, decking area, laid to lawn, outside light, outside water tap supply.

## Tenure - Freehold

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

## Council Tax - B

## Energy Performance Certificate

Current - 72 - C Potential - 89 - B Total Floor Area 77 square metres Certificate Number - 4601-5067-0122-9026-1523 Valid until 1st June 2032 Full EPC can be located on [www.epcregister.com](http://www.epcregister.com)

## Viewing by appointment with the selling agents.

Please contact ourselves to arrange 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

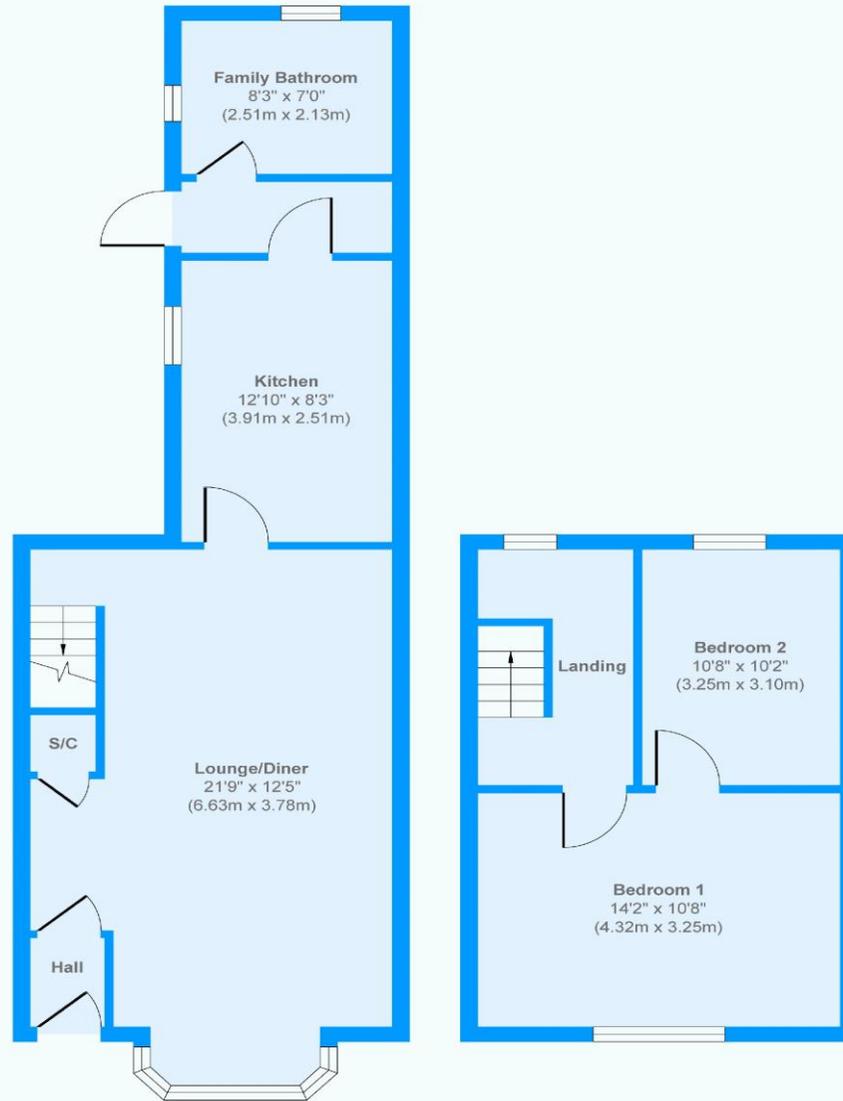
the vendor and has not been verified by Abbey Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. 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.







# Pen Y Dre, Neath, SA11 3HE



**Ground Floor**  
Approximate Floor Area  
523 sq. ft  
(48.58 sq. m)

**First Floor**  
Approximate Floor Area  
308 sq. ft  
(28.61 sq. m)

**Approx. Gross Internal Floor Area 831 sq. ft / 77.19 sq. m**

Produced by Elements Property



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