



Glenview, Church Road, Cadoxton,
Neath Port Talbot, SA10 8AU.

Offers Over £295,000

Abbey Residential Agents are proud to offer this traditional three bedroom double fronted stone detached family residence located in the sought after village location of Cadoxton.

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

We expect high demand for the home and if you are interested in this home, call us today.

This family home is situated within walking distance of Catwg Primary School and Llangatwg Community Comprehensive School. A short distance to the Premier Cadoxton Stores and the Green Dragon Public House. Cadoxton Children's Park is located in Bryn Catwg and woodland walks leading up to Neath Golf Club. Good road access into Neath and a short journey on the main road to the A465.

This family home benefits from gas fired heating, double glazed, the lounge overlooks the front garden and a feature wood burning stove set on a slate flagstone hearth with part exposed brick work to the chimney breast above. A cellar is accessed via a separate entrance to the rear of the home. A south facing substantial garden to the frontage. To the rear there is parking area for a number of vehicles with steps up to further garden area. To the ground floor there is entrance porch, lounge, dining room, kitchen with fitted units and a rear porch. To the first floor there are three bedrooms and a family bathroom. Externally there are front and rear gardens. Cellar room is accessed via the rear garden.

Entrance

Via hardwood entrance door into the porch.

Porch

Tiled floor. Door into the lounge.

Lounge

13' 6" x 15' 9" (4.11m x 4.80m)

Double glazed window to the front aspect, radiator, plain plastered ceiling, open plan staircase to the first floor. Laminated flooring. A wood burning stove set on a slate flagstone hearth with part exposed brick work to the chimney breast. Open plan staircase to the first floor. Door into the dining room. Door into the kitchen.

Dining Room

13' 8" x 9' 8" (4.16m x 2.94m)

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



Kitchen

13' 9" x 13' 4" (4.19m x 4.06m)

Double glazed window to the side and rear aspect, textured ceiling with coving. Frosted double glazed window to the side aspect. A range of wall and base units inset sink unit, plumbed for a washing machine, built in microwave, neff oven, electric hob, partial tiled to walls, double radiator. Central kitchen unit with a wine rack area and an area to enjoy your breakfast.

Rear Porch

Storage area with a pvc door to the rear access.

First Floor Landing

Plain plastered ceiling with coving. Doors off to the first floor rooms.

Bedroom One

13' 8" x 16' 2" (4.16m x 4.92m)

Two double glazed windows to the front aspect, double radiator.



Bedroom Two

13' 8" x 9' 8" (4.16m x 2.94m)

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

Bedroom Three

8' 7" x 8' 0" (2.61m x 2.44m)

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

Family Bathroom

11' 7" x 5' 5" (3.53m x 1.65m)

Frosted double glazed window to the side aspect, plain plastered ceiling with integrate spot lights, radiator, tiled floor. A suite consists of pedestal wash hand basin, push button toilet, panelled bath, shower screen, shower over the bath. Partial tiled to walls.

Cellar

15' 1" x 13' 4" (4.59m x 4.06m)

This room can be used for an additional room, to adapt and use for your own family requirements.



Garden

To the front there is southerly aspect enjoying the extensive frontage of a laid to lawn with a raised patio by the main entrance door. There is an entrance gate which leads to the pathway which leads from the front with a mature hedgerow. To the rear there is a hardstanding area for parking for a number of vehicles and further steps leading up to a further garden area.

Council Tax - D

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.

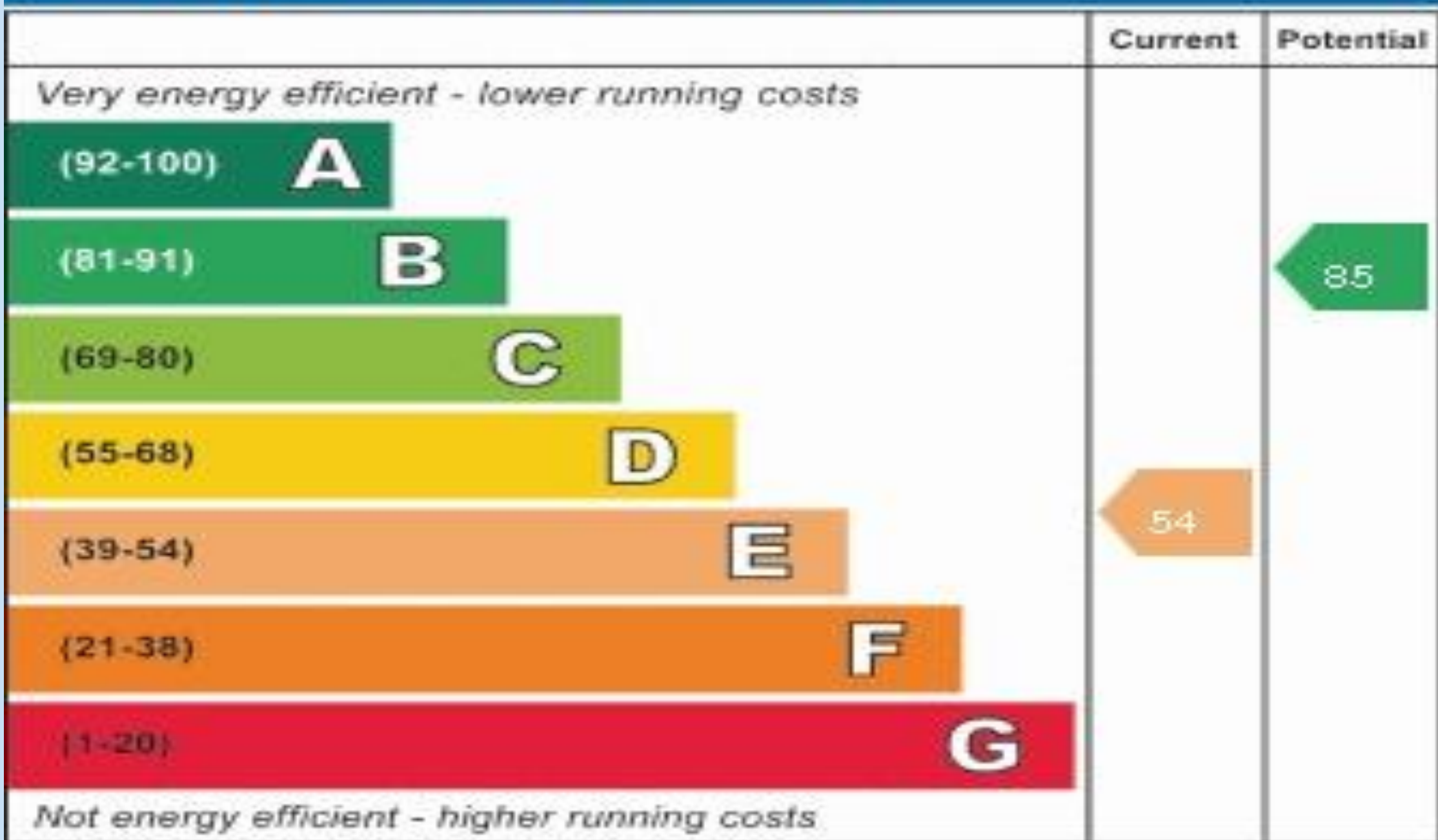


Disclaimer

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

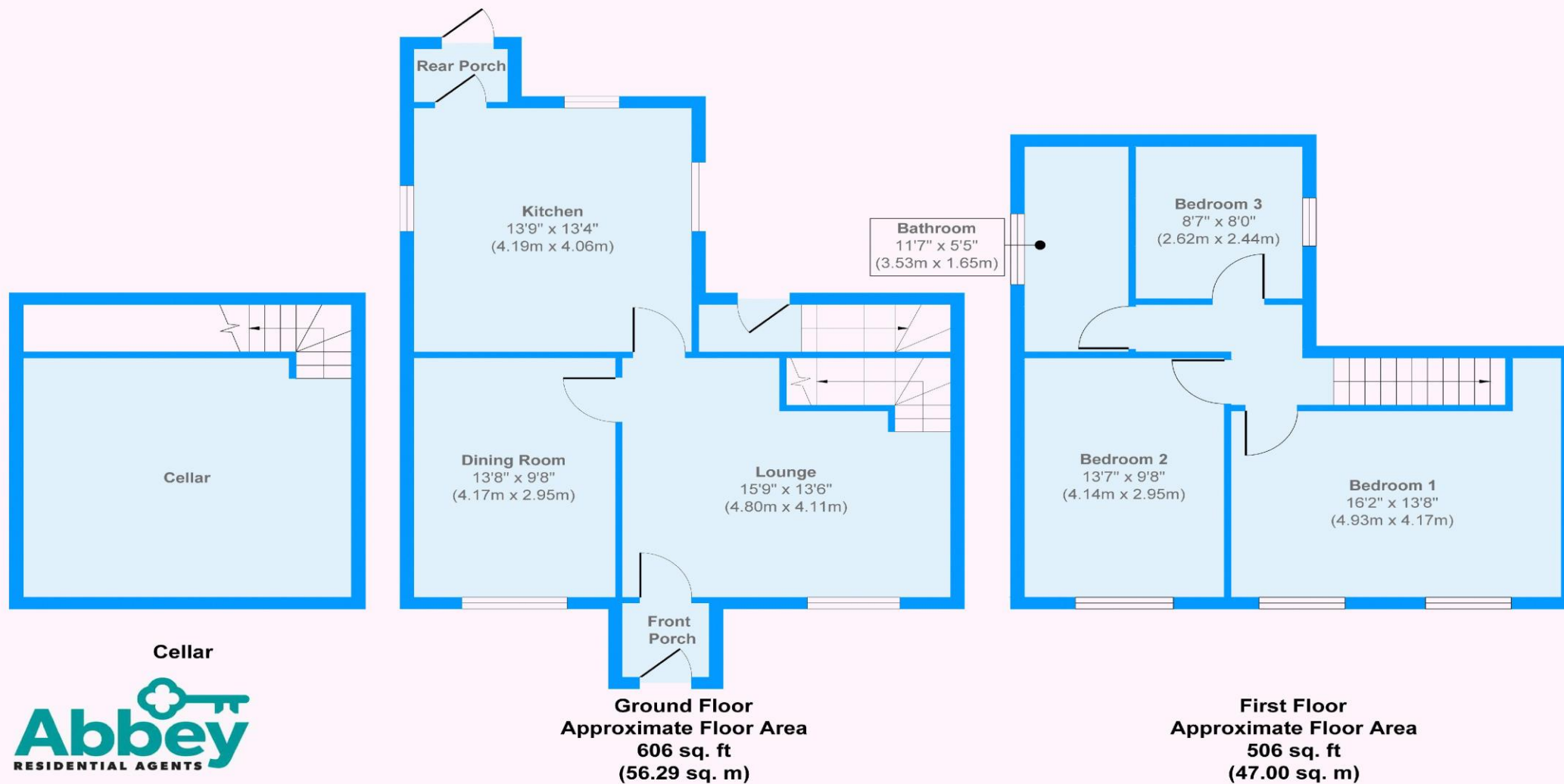


England, Scotland & Wales

EU Directive
2002/91/EC



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Approx. Gross Internal Floor Area 1112 sq. ft / 103.30 sq. m

Produced by Elements Property

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