



Fairyland, Neath,
Neath Port Talbot, SA11 3EF.

Auction Guide Price £95,500

Being Sold via Secure Sale Online Bidding. Terms and Conditions Apply. Starting Bid £95,500.

We are proud to offer this three-bedroom end link family home situated in Fairyland, Neath.

Views over Neath from bedroom one and the rear garden. Close proximity to Gnoll Country Park and with good road access into the market town of Neath. This home has natural colour scheme throughout and is offered with vacant possession with no onward chain.

The accommodation consists to the ground floor of an entrance hall, lounge, modern fitted kitchen and a shower room. To the first floor there are three bedrooms and a family bathroom. Externally there are front and rear gardens.

Entrance

via front door into hall.

Hall

Radiator, stairs to the first floor. Door into the lounge. Door into the kitchen. Door into the shower room.

Lounge

13' 9" x 11' 7" (4.19m x 3.53m)

Double glazed window to the front aspect, radiator.

Kitchen

10' 4" x 11' 7" (3.15m x 3.53m)

Double glazed window to the rear aspect. A range of fitted wall and base units inset stainless steel sink unit, radiator. Inset electric oven, electric hob and an extractor fan, plumbed for a washing machine. Wall mounted boiler.

Shower Room

Double glazed window to the rear aspect. A suite consists of toilet, pedestal wash hand basin and a fully tiled shower cubicle.

First Floor Landing

Doors off to the bedrooms and a family bathroom. Access to the loft.

Bedroom One

12' 0" x 10' 8" (3.65m x 3.25m)

Double glazed window to the rear aspect, radiator.

Bedroom Two

12' 4" x 9' 9" (3.76m x 2.97m)

Double glazed window to the front aspect, radiator.

Bedroom Three

7' 5" x 9' 3" (2.26m x 2.82m)

Double glazed window to the rear aspect, radiator.

Family Bathroom

6' 6" x 5' 5" (1.98m x 1.65m)

Double glazed window to the rear aspect. A suite consists of a toilet, pedestal wash hand basin, partial tiled to walls, panelled bath with shower over and a heated towel rail.



Garden

To the front there is a small front garden with steps leading down to the home and a side access to the rear garden. To the rear there is an enclosed rear garden.

Tenure - Freehold

Please check the tenure with your solicitor.

Energy Performance Certificate

Current - 72 - C Potential 88 - B Total Floor Area 86 square metres, Certificate number - 0370 - 2293 - 8280 - 2107 - 8945 Valid until 7th August 2033 Full EPC can be located on www.epcregister.com

Viewing by appointment with the selling agents.

Please contact us to arranging 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.

Auctioneers Additional Comments

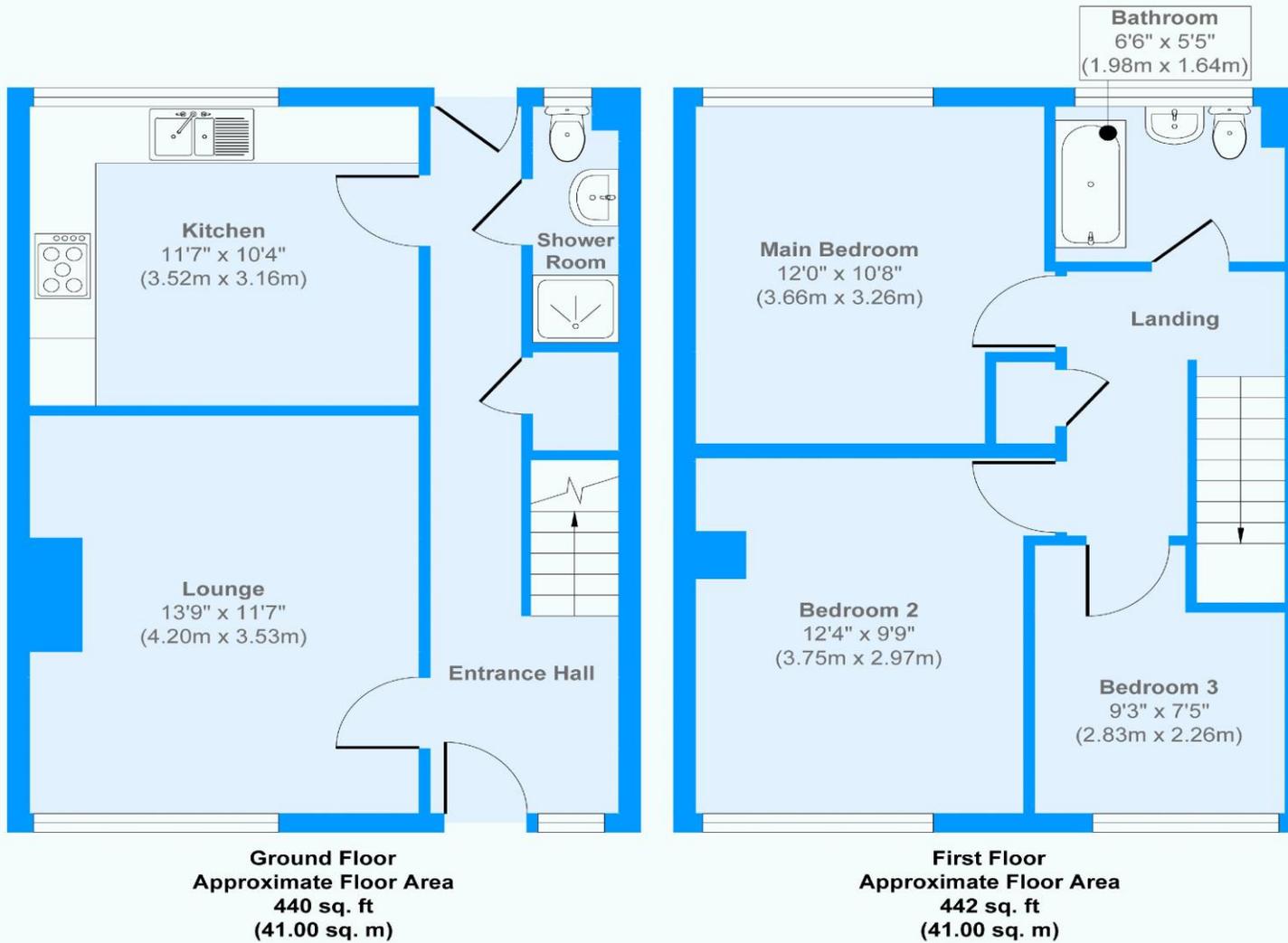
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with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Fairyland, Neath, SA11 3EF



Approx. Gross Internal Floor Area 882 sq. ft / 82.00 sq. m

Produced by Elements Property



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