



Brookfield, Neath Abbey,
Neath, Neath Port Talbot, SA10 7EG.

Offers in the Region Of £285,000

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

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

Abbey Residential Agents are proud to offer for sale by private treaty this well presented three-bedroom detached bungalow situated on the sought after development of Brookfield, Neath Abbey. In our opinion we strongly recommend internal viewing of the home and it is offered with vacant possession with No Onward Chain. Close proximity to Dwr Y Felin Comprehensive School and Neath Port Talbot College. Within easy access of Tesco and Greggs. Good road links into Neath and along the A465 to the M4 Junction at Llandarcy.

The accommodation consists of an entrance hall, lounge arch to the dining room, kitchen with fitted units, disabled shower room and three bedrooms. Externally there are front and rear gardens. Ample driveway leading to the garage.

Entrance

via side frosted pvc door with side panes to both sides into the hall.

Hall

16' 7" x 7' 3" (5.05m x 2.21m)

Radiator is covered, textured ceiling with coving, plate rail. Cupboard housing wall mounted boiler. Door into the lounge. Door into the disabled shower room. Doors off to the three bedrooms. Spacious hallway.

Lounge

17' 0" x 11' 2" (5.18m x 3.40m)

Double glazed window to the front aspect, double radiator, textured ceiling with coving. Focal surround with gas living flame fire (not tested). Arch into the dining room.

Dining Room

12' 1" x 9' 4" (3.68m x 2.84m)

Double glazed window to the front aspect, double radiator, textured ceiling with coving. Door into the kitchen.

Kitchen

11' 8" x 8' 11" (3.55m x 2.72m)

Double glazed window to the side and rear aspect. Full length frosted pvc door to the side aspect. Tiled floor. Textured ceiling. A range of fitted wall and base units inset stainless steel sink unit, electric hob, extractor fan, oven. Space for a washing machine. Space for an under counter fridge. Tiled splash backs. Space for a dining room table and chairs.

Disabled Shower Room

8' 2" x 5' 6" (2.49m x 1.68m)

Two frosted double glazed windows to the side aspect. Textured ceiling. Access to the loft. Non slip floor. Chrome towel rail. A suite consists of pedestal wash hand basin, push button toilet, shower area, extractor fan. Fully tiled to walls.

Bedroom One

10' 4" x 12' 2" (3.15m x 3.71m)

Double glazed window to the rear aspect, textured ceiling, radiator, fitted wardrobes.



Bedroom Two

11' 2" x 8' 9" (3.40m x 2.66m)

Double glazed window to the rear aspect, textured ceiling with coving, radiator.

Bedroom Three

8' 5" x 9' 2" (2.56m x 2.79m)

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

Garden

To the front there is a walled frontage with a driveway leading to the garage. Conifers to the front. Full width brick paviour to the front and to both sides. To the left hand side there is a gate with an outside water tap supply. To the rear there is a full width patio area with a gate leading to the area laid to lawn which is enclosed and a further gate giving a access via a door into the rear of the garage.

Garage

With an up and over door.

Tenure - Freehold

Please check the tenure with your solicitor.



Council Tax - D

Energy Performance Certificate

Our energy assessor is undertaking the report of this home.

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

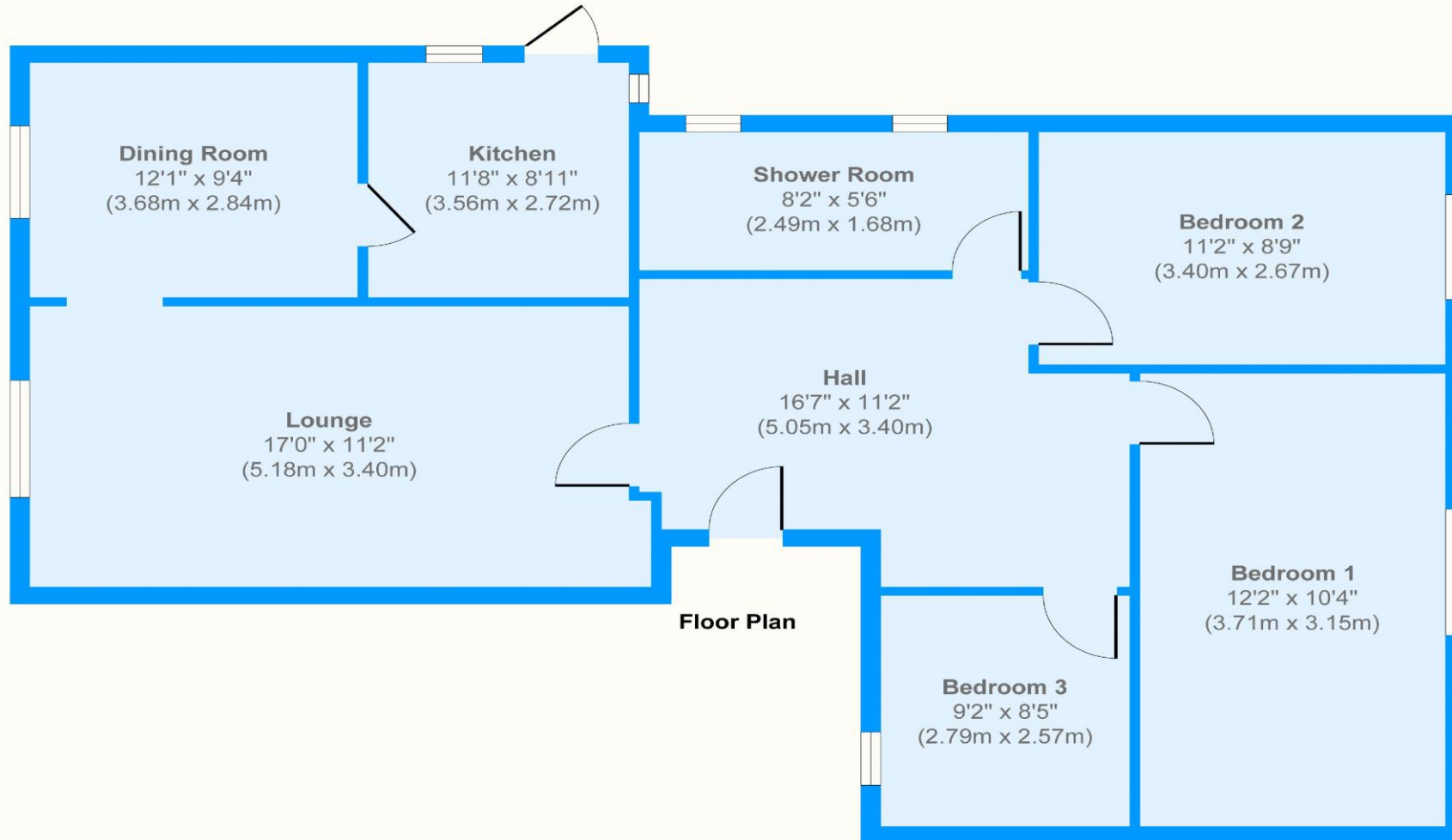


conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the 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.





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Approx. Gross Internal Floor Area 1084 sq. ft / 100.70 sq. m

Produced by Elements Property



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