



Wenham Place,
Neath, Neath Port Talbot, SA11 3AH.

Offers in the Region Of £227,500

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

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

Abbey Residential Agents are proud to offer for sale by private treaty this well proportioned, three bedroom traditional semi detached family home in a sought after location with Neath Town Centre.

This home has been in the same family for a number of years and is now offered with vacant possession and no onward chain. There are a number of traditional features with parquet block flooring to the hall, lounge and the dining room, picture rails and well proportioned rooms. There is an extended disabled shower room, kitchen, driveway to the front for one vehicle, mature enclosed rear garden. The home is situated in a no through road and a level walking location into Neath Town Centre. We strongly recommend early viewing of this family home. The accommodation consists to the ground floor of an entrance hall, lounge, l shape kitchen, dining room and a disabled shower room. To the first floor there are three bedrooms and a family bathroom. Externally there are front and rear gardens.

Entrance

via pvc door into the entrance hall.

Hall

Parquet block flooring, radiator, textured ceiling, picture rail. Frosted leaded double glazed window to the side aspect. Staircase to the first floor. Under stairs cupboard with frosted double glazed window to the side aspect.

Lounge

13' 1" x 12' 1" (3.98m x 3.68m)

Double glazed bay window to the front aspect, radiator, textured ceiling, picture rail, parquet block flooring. Focal surround.

Kitchen Section One

8' 1" x 8' 1" (2.46m x 2.46m)

L shape kitchen with a range of fitted wall and base units with plain plastered ceiling with coving, plumbed for a washing machine.

Kitchen Section Two

7' 3" x 12' 8" (2.21m x 3.86m)

Double glazed window to the rear aspect overlooking the rear garden. A range of fitted wall and base units inset sink unit. Plain plastered ceiling with spot lights, double radiator, space for a slim line dishwasher, neff oven and grill, lamona hob, extractor fan, tiled splash backs, space for an upright fridge/freezer. Non slip floor, Cupboard housing boiler. Door into the dining room. Door into the disabled shower room. Pvc door into the rear garden.

Disabled Shower Room

8' 7" x 3' 8" (2.61m x 1.12m)

Frosted double glazed window to the side aspect, plain plastered ceiling with spot lights. Non slip floor, radiator. A suite consists of shower area, sink unit, toilet, access to the loft.

Dining Room

14' 1" x 10' 9" (4.29m x 3.27m)

Double glazed bay window to the rear aspect, picture rail, parquet block flooring, radiator.



First Floor Landing

Textured ceiling with coving. Frosted leaded double glazed window to the side aspect. Doors off to the bedrooms and the family bathroom.

Bedroom One

13' 2" x 12' 0" (4.01m x 3.65m)

Double glazed bay window to the front aspect, radiator, textured ceiling, picture rail, mirror fitted wardrobes.

Bedroom Two

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

Double glazed window to the rear aspect, textured ceiling, radiator, picture rail.

Bedroom Three

7' 1" x 6' 4" (2.16m x 1.93m)

Double glazed window to the front aspect, access to the loft, picture rail, laminated flooring.

Family Bathroom

7' 1" x 6' 4" (2.16m x 1.93m)

Double glazed window to the rear aspect. Half tiled to walls. A suite consists of toilet, pedestal wash and basin, bidet, bath, radiator.



Garden

To the front there is a driveway to the front aspect for one vehicle. Gate to the side aspect leading to the rear garden. Low maintenance patio area with shingle. To the rear there is enclosed rear garden with a patio area with a pathway with a side area laid to the lawn to the right hand side.

Tenure - Freehold

Please check the tenure with your solicitor.

Council Tax - D

Energy Performance Certificate

Current - 69 - C Potential - 85 - B Total Floor Area 92 square metres Certificate Number - 0100 - 2463 - 2190 - 2027 - 5061 Valid until 29th January 2033 Full EPC can be located on www.epcregister.com

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

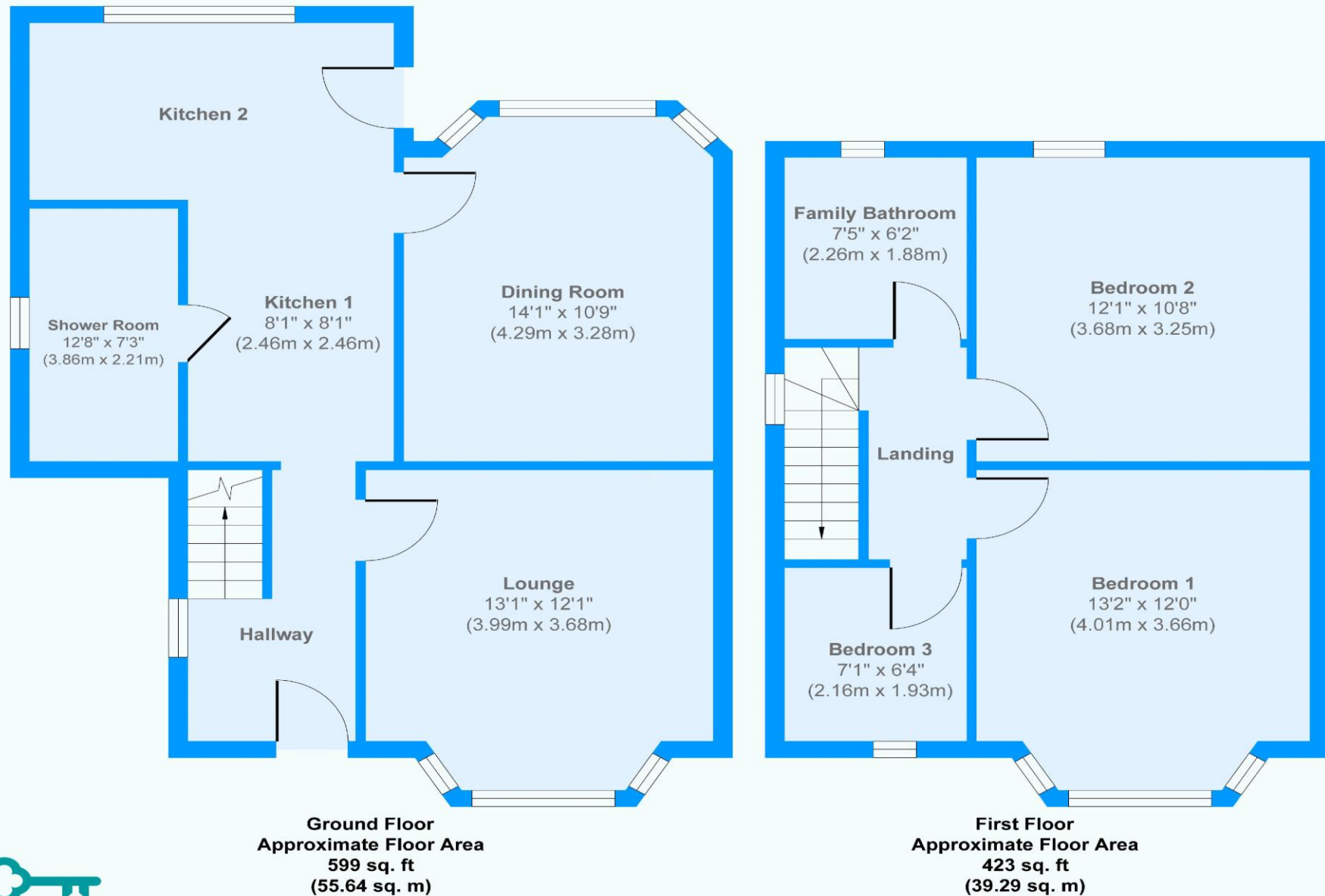
These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons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



Wenham Placem Neath, SA11 3AH



Approx. Gross Internal Floor Area 1022 sq. ft / 94.93 sq. m

Produced by Elements Property



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