



12, Parish Road, Cwmgwrach,
Neath, Neath Port Talbot SA11 5SW.

Offers in the Region Of £215,000

Abbey Residential Agents are proud to offer for sale by private treaty this well presented extended detached bungalow located on a no through road in the village setting of Cwmgwrach.

We expect high demand for this family home and strongly recommend virtual viewing in the comfort and safety of your own home. Click the link for virtual tour. If you are interested in this home. Call us today.

This family home has been extended and offers versatile living accommodation throughout in a neutral décor. We strongly recommend internal viewing to appreciate the size and the layout of the bungalow.

Landscaped rear garden which is enclosed with extensive views to side countryside. Outbuilding which could be utilised as an office or for a teenager as a private space. Raised decking area. Garage with a remote controlled shutter door. The property benefits from gas fired heating, double glazed and a driveway leading to garage. The accommodation consists of a family room. Two bedrooms located to the front of the home. Dining room with cloakroom. Bedroom One leading to the side patio area. Fitted kitchen. Utility Room. Family Bathroom. Sun lounge with two velux skylights with french doors leading to the side patio area. Externally there are front side and rear gardens. Outbuilding. Garage.

Entrance

Via frosted pvc door with side panes into the Family Room.

Family Room

13' 4" x 12' 8" (4.06m x 3.86m)

Double glazed window to the front aspect. Plain plastered ceiling with coving. Laminated flooring. Door into bedroom two. Door into bedroom three. Door with a step down to the dining room. Radiator. Dado rail.

Bedroom Two

13' 2" x 7' 3" (4.01m x 2.21m)

Double glazed window to the front aspect, laminated flooring. Radiator. Textured ceiling. Access to the loft.

Bedroom Three

13' 5" x 7' 3" (4.09m x 2.21m)

Double glazed window to the front aspect. Radiator. Papered ceiling. Laminated flooring.

Dining Room

10' 2" x 13' 9" (3.10m x 4.19m)

Plain plastered ceiling with coving. Radiator. Laminated flooring. Door to bedroom one with a step down. Door into the kitchen. Door into the sun lounge. Door to the cloakroom.

Cloakroom

Toilet with a sink unit.

Bedroom One

13' 6" x 8' 8" (4.11m x 2.64m)

Double glazed sliding door into the rear garden. Plain plastered ceiling with coving. Laminated flooring. Radiator. Dado rail. Frosted double glazed window to the rear aspect.

Kitchen

6' 8" x 14' 2" (2.03m x 4.31m)

Double glazed window to the side aspect. Pvc door into the utility room. Double glazed window to the utility room. A range of wall and base units inset stainless steel sink unit, cooker point, plumbed for a washing machine. Textured ceiling. Radiator. Tiled floor. Door to the family bathroom.



Utility Room

4' 9" x 7' 7" (1.45m x 2.31m)

Double glazed window to the front aspect. Half frosted pvc door to the side aspect. Tiled floor. Space for an upright fridge/freezer. Tongue and groove to the ceiling in plastic finish.

Family Bathroom

5' 4" x 14' 2" (1.62m x 4.31m)

Frosted double glazed window to the side and rear aspect. Tongue and groove in a plastic finish to the ceiling. Tiled floor, Radiator. Cupboard housing the boiler. Brick tiled splash backs. Extractor fan. A suite consists of pedestal wash hand basin, panelled bath. Push button toilet. Shower cubicle.

Sun Lounge

11' 8" x 12' 0" (3.55m x 3.65m)

Double glazed window to the left hand side aspect. Two vellum skylights. Designer radiator. Laminated flooring. Double glazed french doors with panes either side leading to the side patio.

Garden

To the front there is a walled frontage with a gate leading to pathway around the home. Upon facing the bungalow there is parking to the right hand side for two small vehicles. To the left hand side there is a driveway leading to the garage. The rear garden is enclosed and is landscaped with side views to the left hand side. Patio to the side and rear aspect. Water feature. Railway sleepers have been used to give raised borders. Secluded decking area. Outside lights. Side gate to the side access. Door into the outbuilding.

Outbuilding

16' 8" x 14' 3" (5.08m x 4.34m)

Pvc door entry into the outbuilding. Double glazed window to the front aspect. Room with light and power. Two radiators. Double glazed window to the side aspect. Gated door to the rear aspect.

Garage

19' 9" x 13' 0" (6.02m x 3.96m)

Remote controlled shutter door with power.

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 our 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 Performance Certificate



12, Parish Road, Cwmgwrach, NEATH, SA11 5SW

Dwelling type: Detached bungalow
Date of assessment: 13 June 2016
Date of certificate: 13 June 2016

Reference number: 9178-9044-7246-4656-3914
Type of assessment: RdSAP, existing dwelling
Total floor area: 86 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,904
Over 3 years you could save	£ 1,059

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 168 over 3 years	
Heating	£ 2,289 over 3 years	£ 1,434 over 3 years	
Hot Water	£ 339 over 3 years	£ 243 over 3 years	
Totals	£ 2,904	£ 1,845	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current	Potential
62	85

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

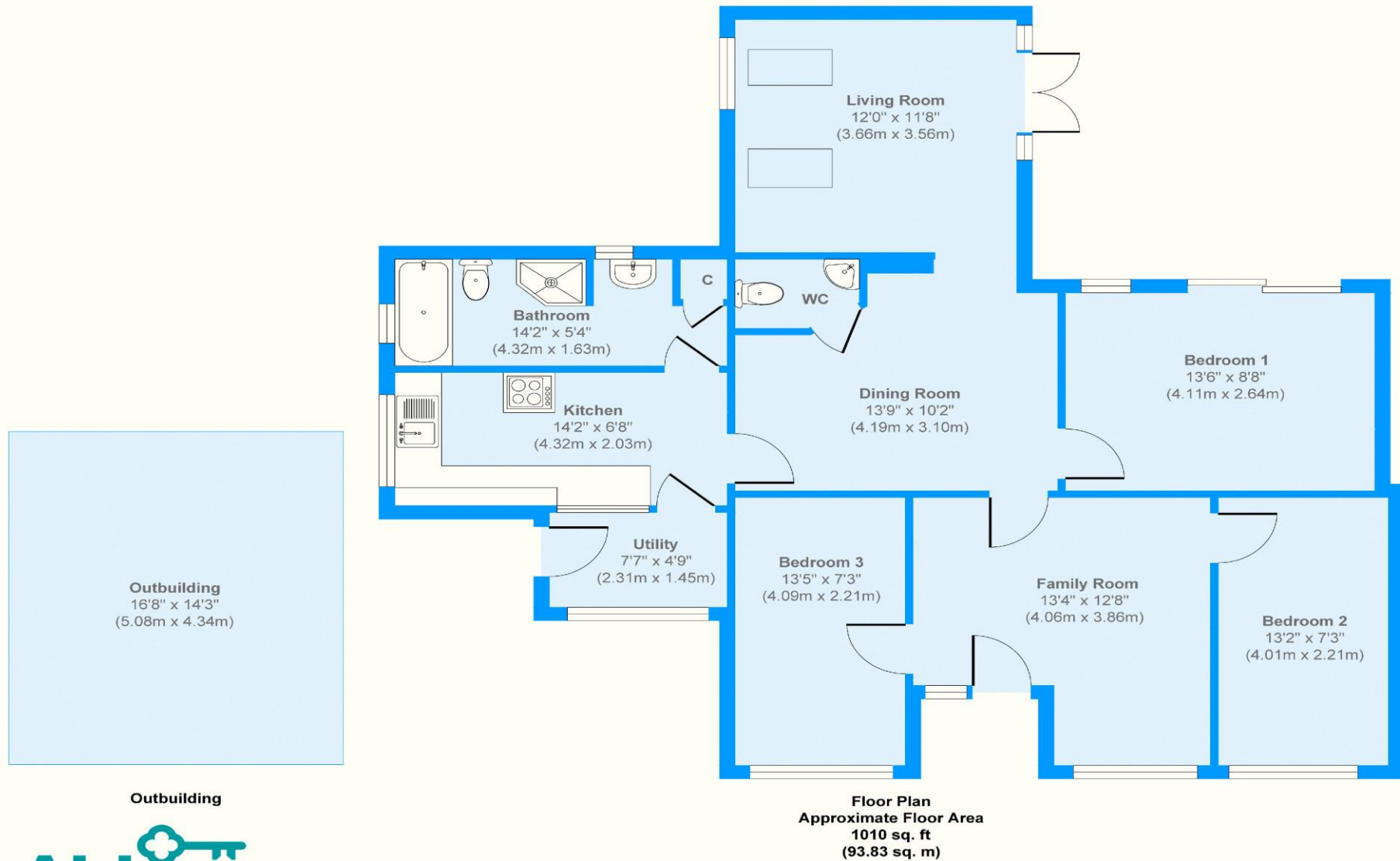
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 198
2 Cavity wall insulation	£500 - £1,500	£ 345
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 249

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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Approx. Gross Internal Floor Area 1010 sq. ft / 93.86 sq. m

Produced by Elements Property



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