



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

Offers in the Region Of £265,000

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

If you are interested in this home, please contact us verbally. Click the link of the virtual tour to view the home in the comfort of your own home.

Abbey Residential Agents are proud to offer for sale by private treaty this well positioned three-bedroom detached bungalow in the sought after development of Brookfield in Neath Abbey. This home is offered with vacant possession with no onward chain. Close proximity to the local countryside walks. A short distance to Tesco, Greggs and Dwr Y Felin Comprehensive School. Good road links to the A465 and into Neath. We would strongly recommend early viewing of this home to avoid any disappointment.

The accommodation consists of a storm porch, hall, kitchen with units, three bedrooms and a shower room, 1 shape lounge/diner, full width conservatory, access door into the garage. Externally there are front and rear gardens. Driveway leading to the garage.

Entrance

via pvc door into the storm porch.

Storm Porch

Double glazed pane to the front and side aspect. Tiled floor. Full length double glazed door into the hall.

Hall

Radiator, laminated flooring, access to the loft, textured ceiling with coving, cupboard with hanging space. Door into the garage. Airing cupboard with radiator.

Kitchen

7' 10" x 9' 8" (2.39m x 2.94m)
Double glazed window to the front aspect, textured ceiling with coving, radiator, tiled floor. A range of fitted wall and base units inset stainless steel sink unit, electric hob, with extractor fan above, oven, tiled splash backs.

Lounge

14' 10" x 10' 5" (4.52m x 3.17m)
Double glazed sliding door into the conservatory, radiator, textured ceiling with coving, radiator, textured ceiling with coving. Arch to the dining room.

Dining Room

9' 5" x 9' 8" (2.87m x 2.94m)
Double glazed window to the rear aspect, textured ceiling with coving, radiator.

Conservatory

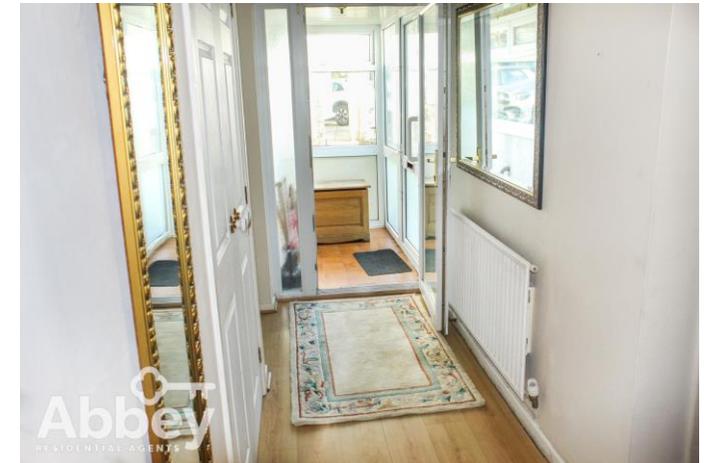
8' 4" x 18' 9" (2.54m x 5.71m)
Full width, pvc door into the rear garden, radiator, tiled floor.

Bedroom One

10' 2" x 11' 6" (3.10m x 3.50m)
Double glazed bow window to the front aspect, radiator, textured ceiling with coving.

Bedroom Two

12' 4" x 9' 0" (3.76m x 2.74m)
Double glazed window to the rear aspect, textured ceiling with coving, radiator.



Bedroom Three

7' 0" x 8' 5" (2.13m x 2.56m)

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

Shower Room

10' 0" x 5' 6" (3.05m x 1.68m)

Frosted double glazed window to the side aspect, radiator, textured ceiling with coving, fully tiled. A suite consists of pedestal wash hand basin, toilet, walk in shower cubicle.

Garage

18' 5" x 9' 2" (5.61m x 2.79m)

With electric door. Window and a door to the side. Wall mounted taxi boiler, plumbed for a washing machine.

Garden

To the front there is a driveway leading to the garage. Laid to lawn, pathway to both sides of the home with gate giving access into the rear garden To the rear there is an enclosed rear garden with a patio area and two sections of laid to lawn.



Tenure - Freehold

Please ask your solicitor to check the tenure.

Council Tax - D

Energy Performance Certificate

Our assessor is undertaking the report.

Viewing by appointment with the selling agents.

Please contact ourselves 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

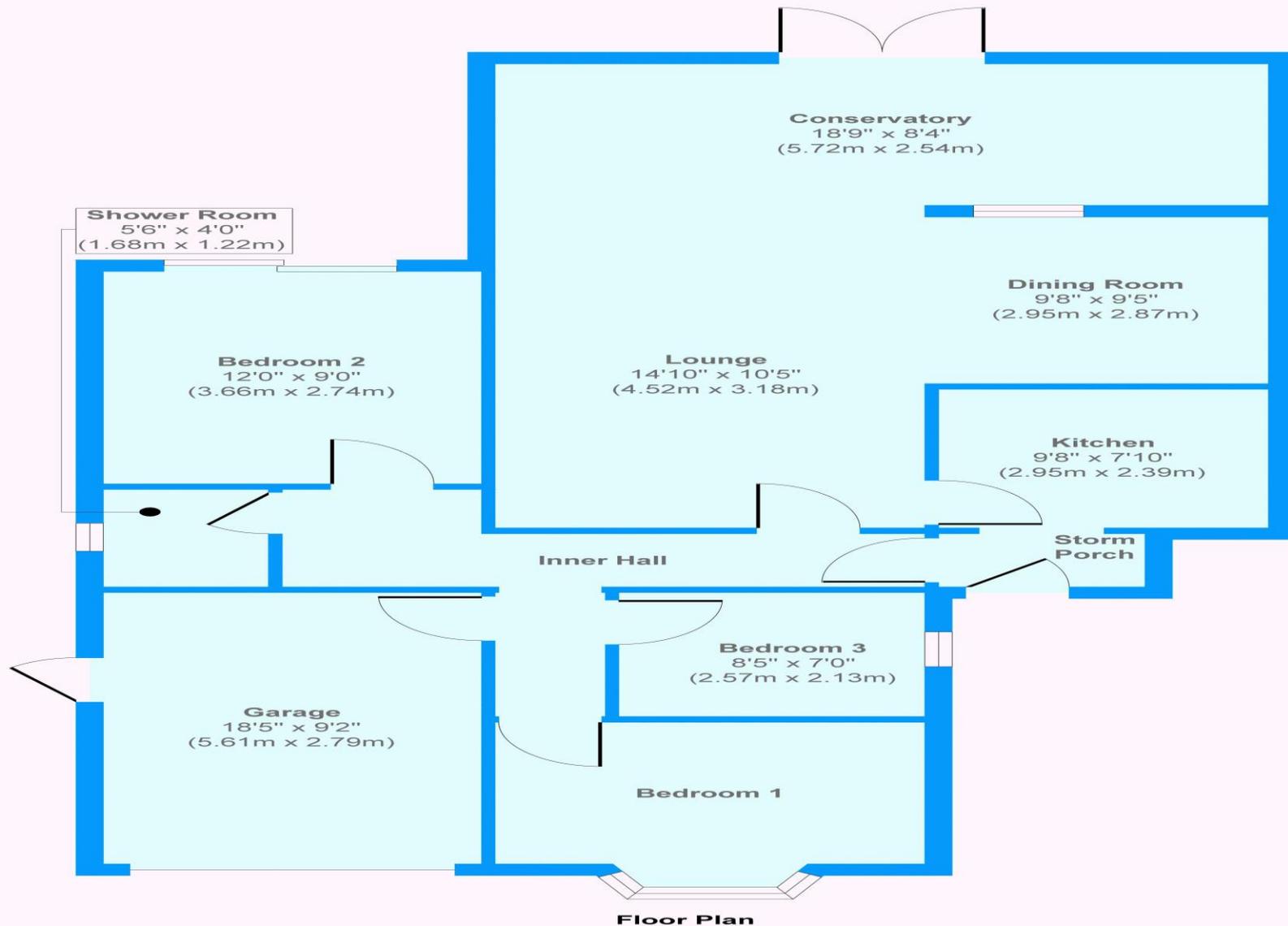


particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made 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.





Brookfield, Neath Abbey, SA10 7EL.



Approx. Gross Internal Floor Area 1031 sq. ft / 95.78 sq. m

Produced by Elements Property



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