Peter Alan - Neath

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Neath Road,
Abergarwed SA11 4DN

- EPC Rating: Awaited
- Semi-Detached Cottage
- Well presented
- Off Road Parking
- Bathroom & Cloakroom

3 1 2

About The Property

We are pleased to offer this semi- detached period cottage with mountain views. Located within easy access to local amenities and good access to the M4 motorway with convenient links East & West, plus footpaths and cycle routes all on the doorstep. The accommodation briefly comprises entrance hall, 2 reception rooms, one with a multi fuel stove offering cosy winter night's in-front of the fire, newly fitted kitchen, utility area and cloakroom. The upstairs has 3 bedrooms and a beautiful family bathroom. Outside to the rear of the property you can enjoy mountain views from the mature gardens with seating area perfect for entertaining friends and family and gated off road parking. The property further benefits from oil central heating & double glazing. To book a viewing please call the sales team today on 01639 635 115.

Accommodation

Entrance
Via composite door, wood affect flooring, stairs, doors to:

Lounge
17' 9" x 10' 5" (5.41m x 3.17m)
Doubled glazed sash window to front, window to rear, picture rail, original stone fire place with multi stove, fitted carpet, two radiators

Dining Room
17' 9" x 8' 10" (5.41m x 2.69m)
Wood affect flooring, double glazed sash window to front, radiator

Kitchen
15' 4" x 7' 2" (4.67m x 2.18m)
Wall and base units, sink with mixer tap, integrated oven and fridge freezer, induction hob, extractor fan, pan draws, larder/cupboard, window to side, spot lights, window to side.

Utility Room
Oil boiler,

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Cloakroom
Wc, sink, radiator, window to rear

Landing
Window to rear, loft access

Bedroom One
10' 6" x 8' 10" (3.20m x 2.69m)
Window to rear, radiator, stained floor boards

Bedroom Two
15’ x 6' 10" (4.57m x 2.08m)
Two double glazed sash windows to front, radiator, fitted carpet

Bedroom Three
11' 9" x 7' 8" (3.58m x 2.34m)
Fitted wardrobes, double glazed sash window to front, radiator, fitted carpet.

Bathroom
Wc, sink, shower cubicle with mains powered shower, tiled floor, window to rear

Externally
To the front is an enclosed garden with decorative chipping's and patio area. To the rear is an enclosed matured garden with gated off road parking and seating area with chipping's.

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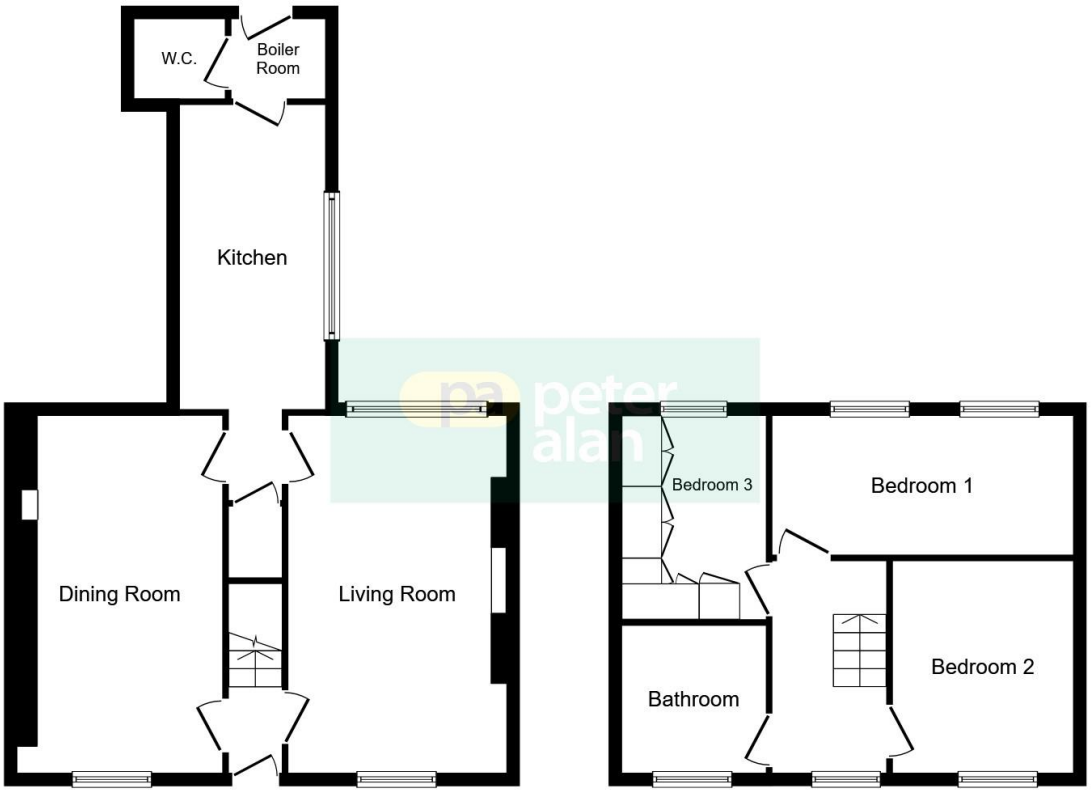

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.