



**14 Drumfields, Cadoxton, Neath, SA10 8AX**  
**Asking Price £169,950**

Charming Home in Prime Location.

Discover this delightful property situated in a much sought-after location, offering easy access to Neath town centre, excellent schools, colleges, and a variety of local attractions.

This lovely home features gas central heating and double glazing, fitted kitchen with appliances. The property boasts two generously sized double bedrooms, and a family bathroom. The exterior of this lovely home includes an enclosed, level rear garden that is paved, offering a low-maintenance space while off-road parking at the front of the property adds to the convenience.

Offered with no onward chain, and viewing is highly recommended due to the location.

## Main dwelling



Enter via Upvc door into hallway;

## Hallway 11'10 x 6'02 (3.61m x 1.88m)



Stairs to first floor and radiator.



## Kitchen 9'06 x 6'6 (2.90m x 1.98m)



Fitted with base and wall units in light ash colour to include; electric oven and hob with extractor hood above, room for a fridge and a freezer, colour pvc sink drainer with mixer taps, part tiled above worksurfaces, window to front and radiator.



**Lounge 15'04 x 12'06 (4.67m x 3.81m)**



Spacious lounge with patio doors to rear, side window, understairs cupboard and radiator.

#### **Lounge**

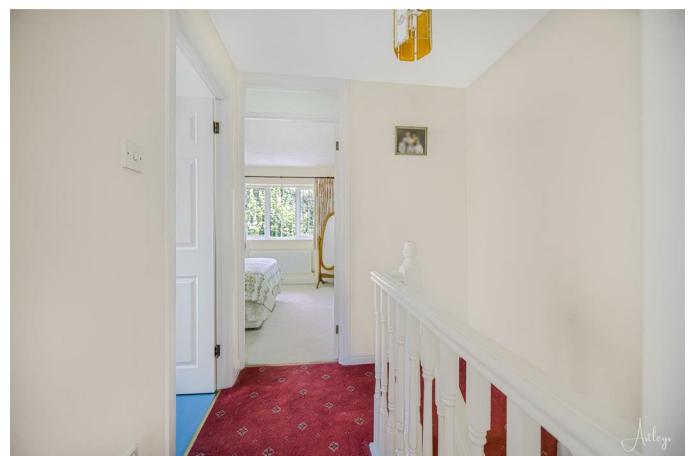


**Landing 6'02 x 6'07 (1.88m x 2.01m)**



Attic access.

#### **Landing**



**Bedroom one 12'07 x 10'06 (3.84m x 3.20m)**



Double room with a set of built-in double wardrobes and with an airing cupboard with radiator.

**Bedroom one**



**Bedroom two 10'03 x 7'07 (3.12m x 2.31m)**



Double bedroom with built-in wardrobe, futher airing cupboard with radiator.

**Bedroom two**



**Bathroom 6'06 x 5'05 (1.98m x 1.65m)**



**Rear garden**



Modern fitted suite in White to include a walk-in shower that is fully tiled, low level WC, vanity wash hand basin, wall mounted towel rail, cushion flooring, window to rear and radiator.

**Rear garden**



Level and enclosed rear garden with patio areas, drive to side and parking to front.

**Rear Garden**



**Outside**



**Agents Notes**

Conservation Area :No

Flood Risk: No Risk

Mobile Coverage:

EE  
Vodafone  
Three  
O2

Satellite / Fibre TV Availability:

BT  
Sky

**Agents Notes**

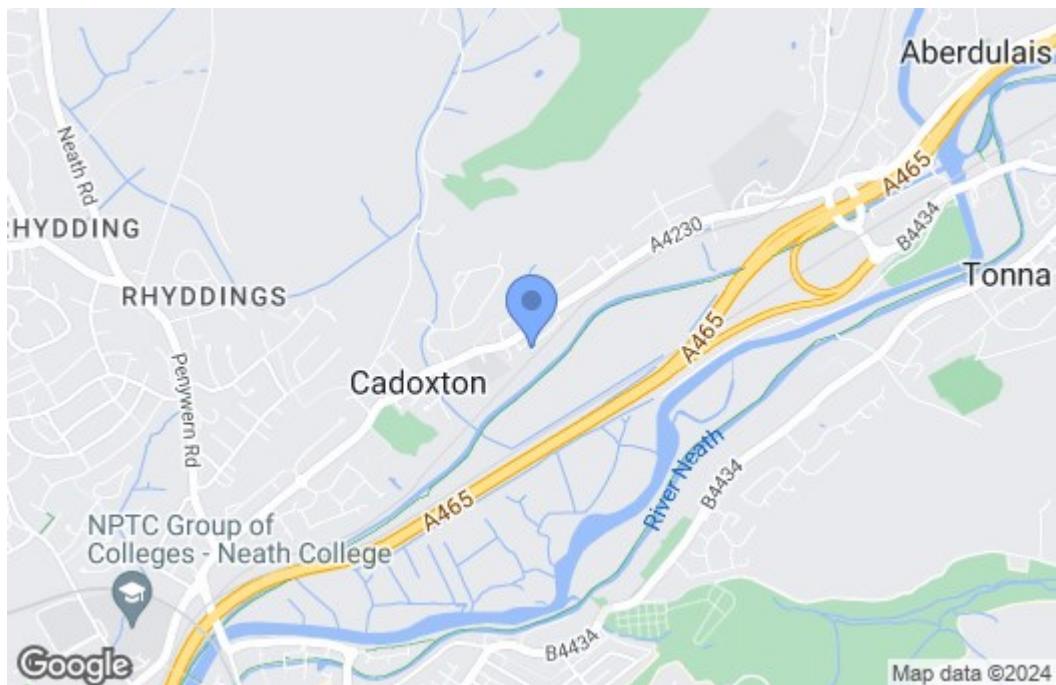
Neath Port Talbot

Council Tax Band: C

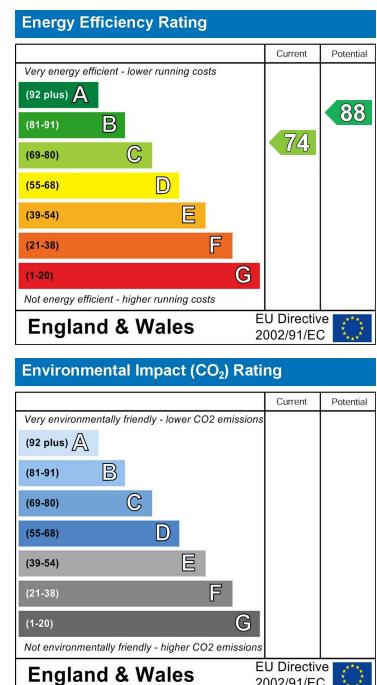
Annual Price: £2,028

## Floor Plan

### Area Map



### Energy Efficiency Graph



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