



## 45 Taillwyd Road, Neath Abbey, Neath, SA10 7DU

**£259,950**

Nestled on Taillwyd Road in the charming town of Neath, this delightful detached bungalow offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement. The bungalow is situated in a popular residential area, surrounded by a mix of housing, and is conveniently located near local schools and Neath Port Talbot College. For those who require easy access to transport links, the M4 motorway is just a short drive away along with all amenities at Neath Town centre. Upon entering the property, you are welcomed by a generous entrance hallway that leads to an 'L' shaped lounge and dining area, perfect for entertaining guests or enjoying quiet evenings at home. The kitchen is well-appointed and flows seamlessly into a lovely conservatory, which offers a bright and airy space to relax and enjoy views of the garden. Externally, the property boasts off-road parking on the front driveway, leading to a single attached garage, providing ample storage space. The front garden is well-maintained, while the rear garden is a true highlight, featuring a good-sized enclosed area with both patio and lawn, perfect for outdoor gatherings or simply enjoying the fresh air.



**Double glazed sliding patio doors into:**

**Entrance porch**

Double glazed entrance door into:

**Entrance hallway 8'10" x 5'10" (narrowest) x 10'0" (widest) (2.7m x 1.8m (narrowest) x 3.07m (widest))**



With radiator, double built-in storage cupboard which houses wall mounted gas central heating boiler and fitted shelving, access to roof space, coved ceiling.

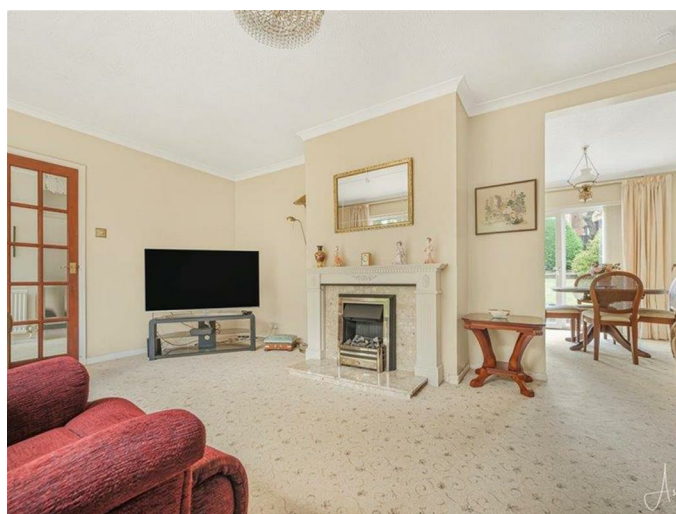


**'L' shaped lounge/dining room**

**Lounge area 18'11" x 12'5" (5.77m x 3.81m)**



With feature fireplace in cream with marble effect insert and hearth and electric fire (not tested), coved ceiling, double glazed picture window to front

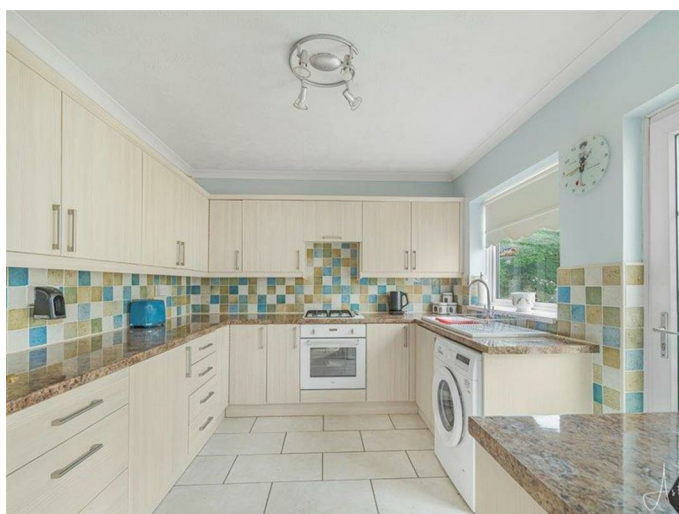


**Dining area 10'11" x 9'4" (3.33m x 2.86m)**



With radiator, coved ceiling, double glazed window and door to rear garden.

**Kitchen 9'4" x 10'10" (2.85m x 3.32m)**



Fitted with a range of base and wall units in whitewashed cream with marble effect work surfaces, white enamel sink and drainer, fitted electric oven with 4 burner gas hob and extractor canopy over, space for washing machine, fridge/freeze and tumble dryer, tiled floor, part tiled walls, double glazed window and door to conservatory.



**Conservatory 13'9" x 7'5" (4.20m x 2.27m)**



With double glazed french doors and window to rear.



**Bedroom one 12'4" x 10'10" (3.78m x 3.32m)**



With double glazed window to rear, radiator.



**Bedroom two 11'5" x 9'4" (3.50m x 2.85)**



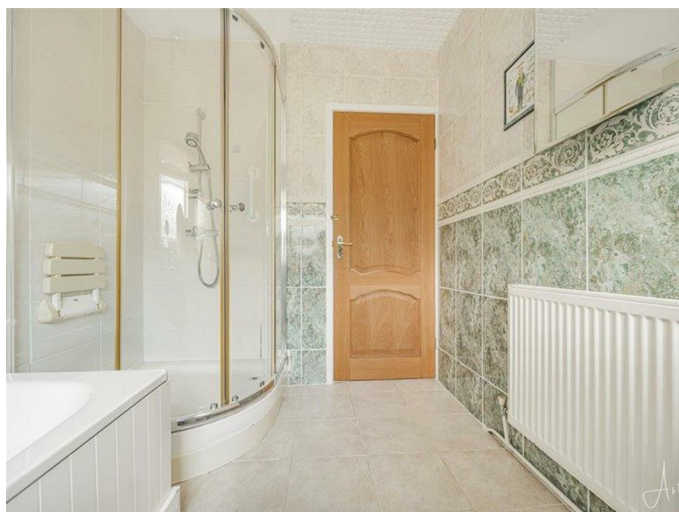
With double glazed window to front, radiator, double fitted wardrobes with sliding doors, coved ceiling, radiator.



### Bathroom/w.c. 9'2" x 6'10" (2.81m x 2.09m)



With 4 piece suite in white comprising panelled bath, quadrant shower cubicle, w.c., wash hand basin, tiled floor, fully tiled walls, radiator, double glazed window to rear.



### Outside



Front lawned garden area with some mature shrub. Off-road parking to side driveway leading to single attached garage with person access door to enclosed rear garden which is of a good size being laid to patio and lawned areas with flower borders and some mature trees and shrubs.







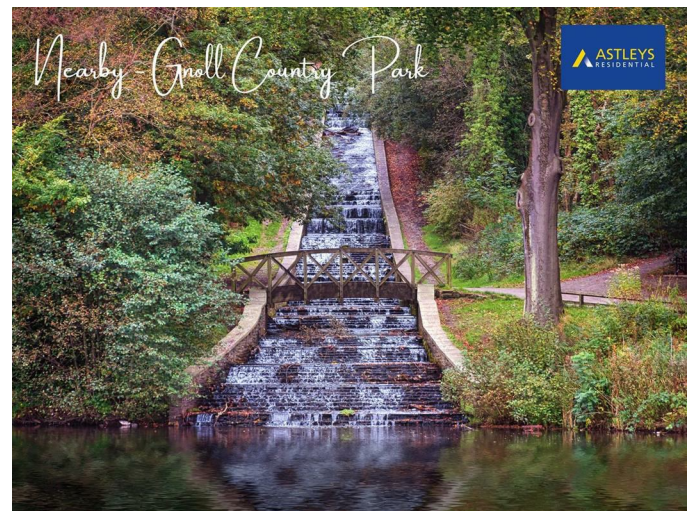
Drone photograph



Local walks



Local walks



#### AGENTS NOTE

Conservation Area:

No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

893 ft 2 / 83 m 2

Plot size

0.16 acres

Mobile coverage:

EE  
Vodafone  
Three  
O2  
Broadband:  
Basic  
5 Mbps  
Superfast  
67 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability:  
BT  
Sky  
Virgin

**AGENTS NOTE**

Neath Port Talbot Council Tax Band: D  
Annual Price:  
£2,441

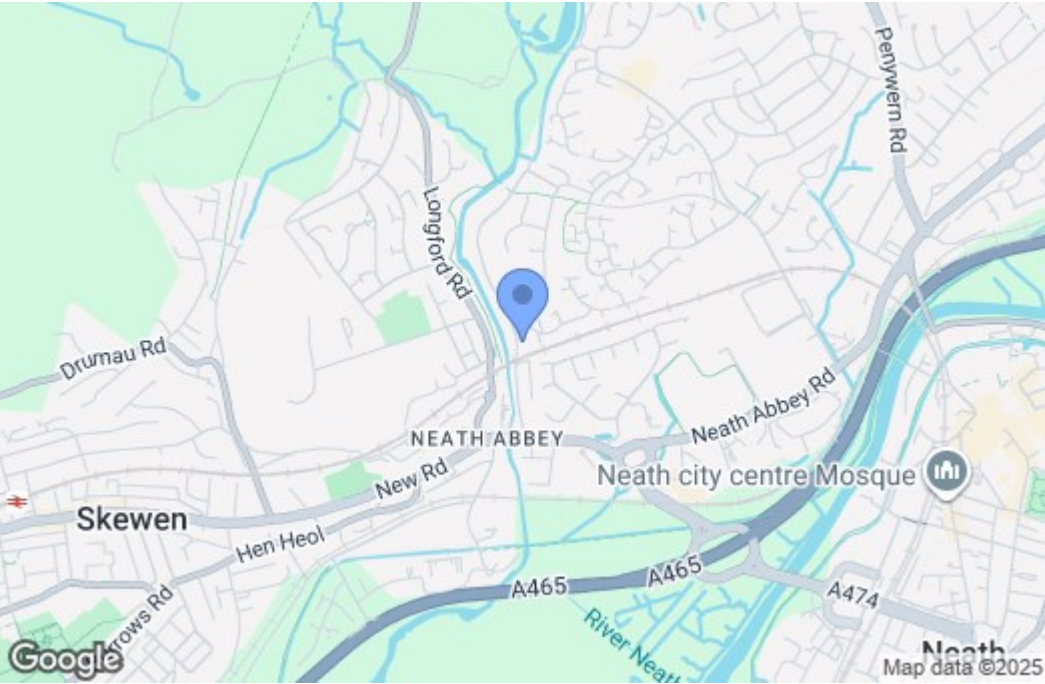


Floor Plan

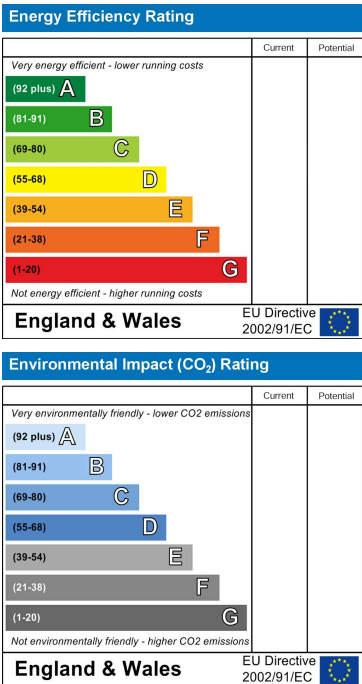


Total area: approx. 55.2 sq. metres (594.5 sq. feet)

Area Map



Energy Efficiency Graph



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