



## 111 Longford Road, Neath Abbey, Neath, SA10 7HF

Offers In The Region Of £249,950

Located in a popular area, this home is surrounded by picturesque countryside walks, providing the perfect opportunity to explore the great outdoors right on your doorstep. For families, the proximity to local schools ensures that education is just a stone's throw away, additionally, a short distance from Neath town centre this semi-detached house offers the perfect blend of comfort and convenience, boasting 2 reception rooms, ideal for entertaining guests or simply relaxing with your loved ones with 3 cosy bedrooms, there's plenty of space for the whole family to unwind, outside, a pretty garden to the rear of the property offers a tranquil retreat where you can relax and unwind, one of the standout features of this property is the ample off-road parking available, making it easy for you and your guests to come and go.

## Main Dwelling



## Lounge 11'2 x 12'2 (into bay window) (3.40m x 3.71m (into bay window))



Front glazed door into:

Hallway 14'3 x 5'9 (4.34m x 1.75m)



Exposed, painted wooden floorboards, picture rails, bay window to front, original fireplace and radiator.



Original plate racks and banisters, cupboard under the stairs, radiator and laminate flooring.

**Family room 11'5 x 18'2 (3.48m x 5.54m)**



Fireplace, coving, laminate flooring, window to side and radiator.



**Kitchen 10'9 x 14'6 (into recess) (3.28m x 4.42m (into recess))**



Range of low and high level cupboards in cream, wooden work surfaces, butlers sink with mixer tap, tiled floor, space for cooker, washing machine, fridge/freezer and dishwasher, radiator and window to rear, door to garden.



**Landing area 8'6 x 5'9 (2.59m x 1.75m)**



Painted wooden flooring, picture rail and window to side.

**Bedroom 1 11'9 x 9'5 (3.58m x 2.87m)**



Built in wardrobes, coving, bay window to front and radiator.



**Bedroom 2 11'5 x 10'4 (3.48m x 3.15m)**



Coving, window to rear and radiator.



### Bedroom 3 6'9 x 7'6 (2.06m x 2.29m)



Coving, window to front and radiator.

### Bathroom 7'8 x 5'8 (2.34m x 1.73m)



Lino flooring, low level w/c, pedestal sink, panelled bath with shower over, cupboard with boiler, fully tiled walls, radiator and window to back.



### Garden



Garage and shed, pergola and storage cupboard with outside toilet, side access to driveway.





#### **Agents notes**

Local Authority - Neath Port Talbot

Council Tax Band: C

Annual Price: £2,028 (min)

Conservation Area - No

Flood Risk - No Risk

Floor Area

0 ft 2 / 0 m 2

Plot size

0.10 acres

#### **Agents notes**

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

13 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

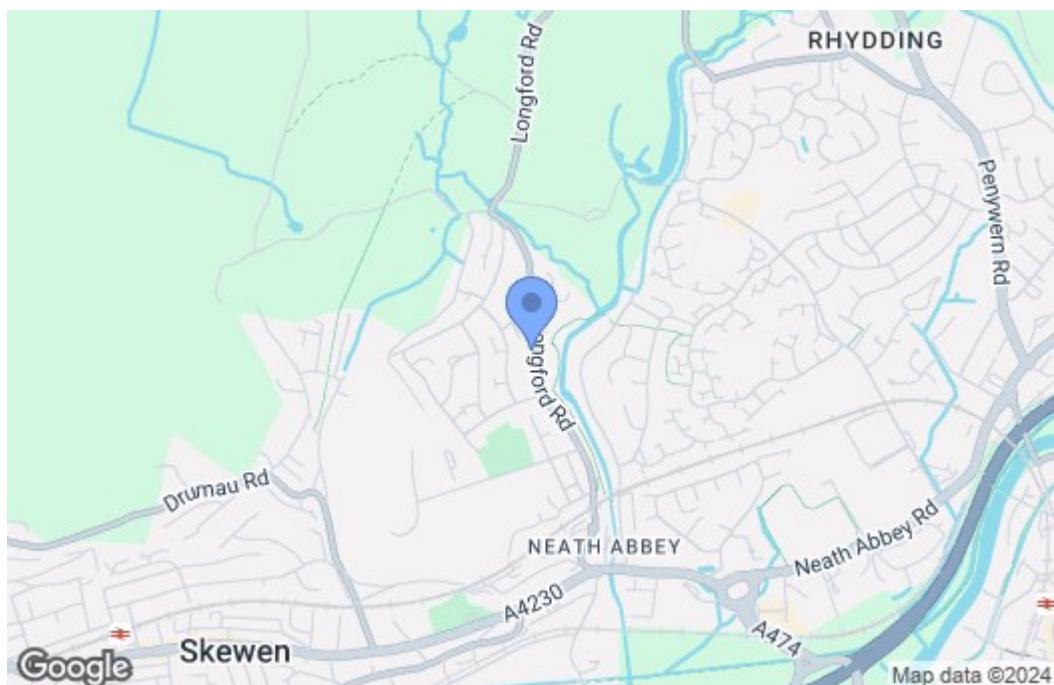
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#### **Drone**

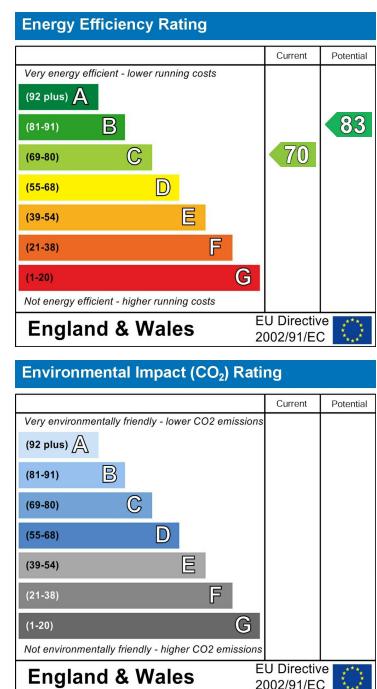
## Floor Plan



## Area Map



## Energy Efficiency Graph



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