



15 Danygraig Road,, Neath Abbey, Neath, SA10 7HA

£262,950

An impressive three double bedroom detached residence, offering generously proportioned and beautifully versatile living accommodation, ideal for modern family life. Set back from the road with the benefit of off-road parking, this attractive home seamlessly blends comfort, practicality, and charm.

The ground floor boasts two elegant reception rooms, providing flexible spaces for both formal entertaining and relaxed family living. The well-appointed kitchen is complemented by a convenient cloakroom/WC, a useful storage cupboard, and a lean-to, offering additional space for a variety of uses.

To the first floor, the property continues to impress with three spacious double bedrooms, each offering excellent proportions and natural light, served by a stylish main shower room. With its generous accommodation, desirable detached setting, and excellent range of living spaces, this delightful home presents a wonderful opportunity for families and discerning buyers alike.

Main Dwelling

Enter through composite door into:

Hallway 16'4" x 3'0" (5.00 x 0.92)



With window to side, radiator and wood flooring.

Dining Room 11'3" x 9'11" (3.43 x 3.03)



Spacious room with wood flooring, radiator and large window to front.



Lounge 11'3" x 12'11" (3.43 x 3.96)



Cosy lounge with large bay window to front, gas fire (not tested) with marble hearth surround, wood flooring, radiator and door into:



Kitchen 12'0" x 6'5" (3.67 x 1.96)



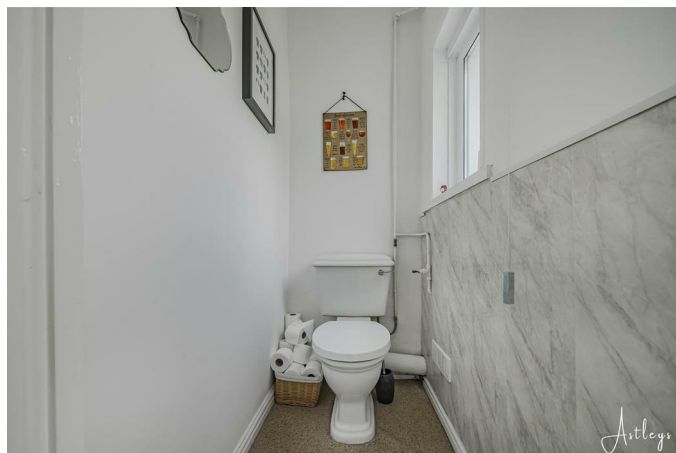
Fitted with base and wall units in a grey shaker style with coordinating work surfaces to include, space for fridge/freezer, washing machine, cushioned flooring, wall mounted combination boiler, electric oven and hob, stainless steel sink and drainer, radiator and window to rear.



Inner hall 3'0" x 2'9" (0.92 x 0.85)

With cushioned flooring and storage cupboard.

Cloakroom 2'11" x 4'11" (0.90 x 1.52)



Fitted with two piece to include low level wc, pedestal wash hand basin, part tiled walls, cushioned flooring and window to side.

Lean two 12'3" x 6'8" (3.75 x 2.05)



With laminate flooring, windows all round with two side doors and radiator.



Landing 8'9" x 9'6" (2.69 x 2.92)



With window to rear.

Bedroom one 11'8" x 9'10" (3.57 x 3.00)



Double bedroom with a range of wardrobes, radiator and large window to front.



Bedroom two 10'0" x 9'4" (3.06 x 2.86)



Double bedroom with range of wardrobes, radiator and window to front.



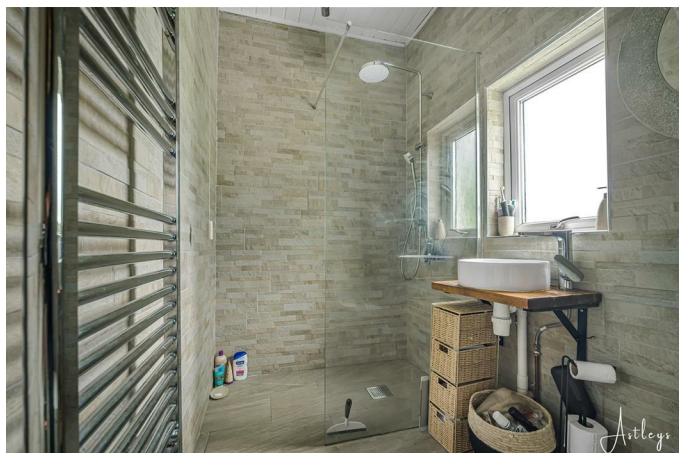
Bedroom three 9'5" x 8'7" (2.89 x 2.63)



Double bedroom with radiator and window to rear.



Shower room 4'9" x 7'7" (1.47 x 2.33)



Fitted with three piece suite in to include, low level wc, walk in shower, sink on wooden plinth, fully tiled walls, tiled flooring, heated towel rail and window to rear.



Outside



Enclosed rear garden offering laid to lawn, trees and shrubs, and patio area. To the front, you have off road parking and shingled area.



Drone photograph



Sky
Virgin

Agents Notes

Neath Port Talbot Council Tax Band: D

Annual Price:

£2,541

Agents Notes

Conservation Area :

No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

0 ft 2 / 0 m 2

Plot size:

0.07 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

11 Mbps

Superfast

75 Mbps

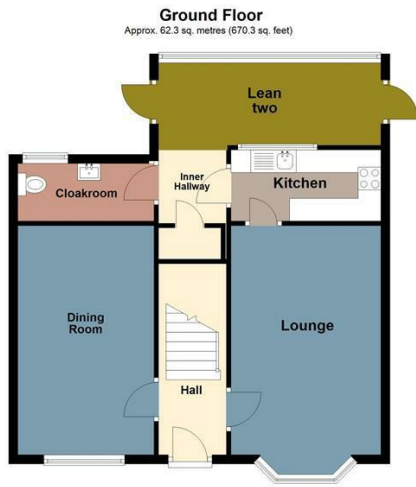
Ultrafast

1000 Mbps

Satellite / Fibre TV Availability:

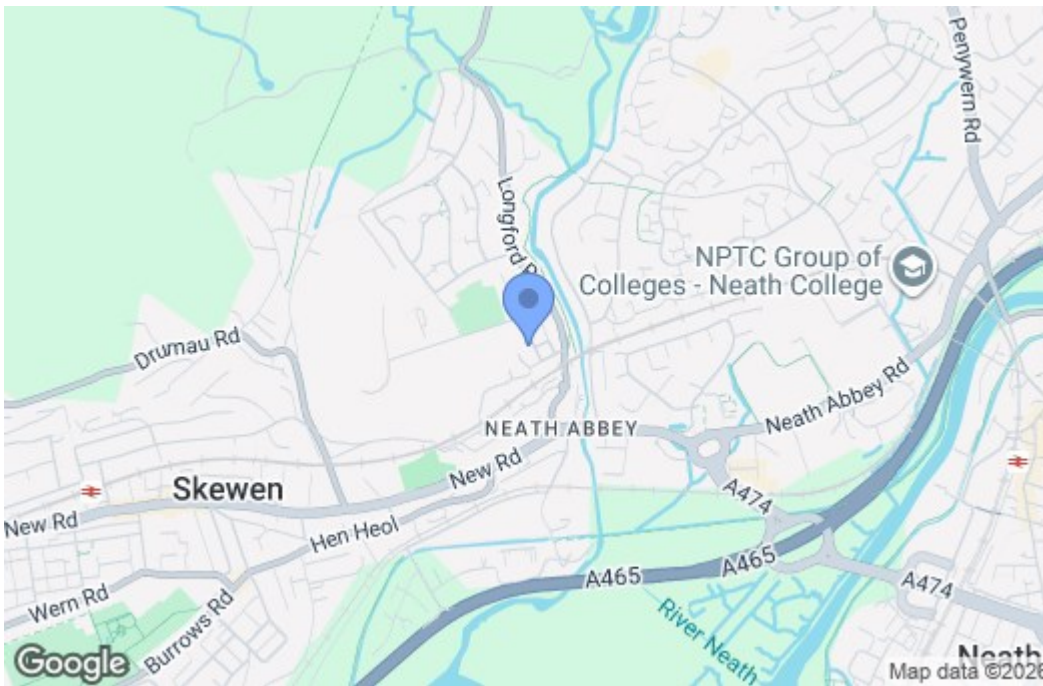
BT

Floor Plan

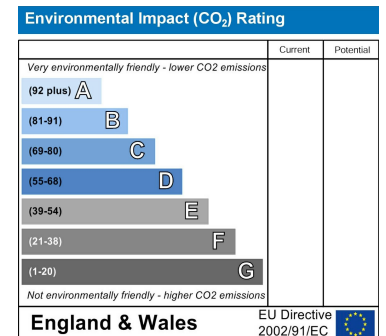
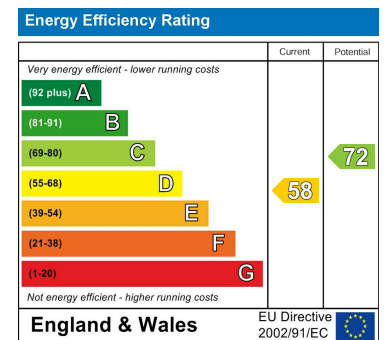


Total area: approx. 112.0 sq. metres (1205.6 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.