



25 Taillyd Road, Neath Abbey, Neath, SA10 7DT

£174,950

Nestled in the sought-after location of Taillyd Road in Neath Abbey, Neath, this charming semi-detached home offers a delightful modern living space perfect for a family. Boasting three bedrooms, this property is ideal for those looking for a comfortable and spacious home. Conveniently situated with easy access to the M4 corridor, excellent schools, colleges, and local supermarkets, this house ticks all the boxes for a convenient lifestyle. The open plan lounge and kitchen area is a standout feature, complete with modern appliances, ample work surfaces, and a breakfast bar - perfect for entertaining guests or enjoying family meals. Additionally, the property offers a further reception room, providing extra space for relaxation or entertainment. Upstairs, you'll find three well-appointed bedrooms and a convenient shower room. The enclosed garden at the rear is thoughtfully landscaped with decking and artificial lawn, creating a low-maintenance outdoor space ideal for summer gatherings or simply unwinding after a long day. To top it off, a lovely summer house and off-road parking at the rear of the property add to the appeal of this wonderful home. Don't miss out on the opportunity to make this modern gem your own and enjoy the comfort and convenience it has to offer.

Main dwelling



Enter via Upvc door into hallway;

Entrance hallway

Stairs to first floor.

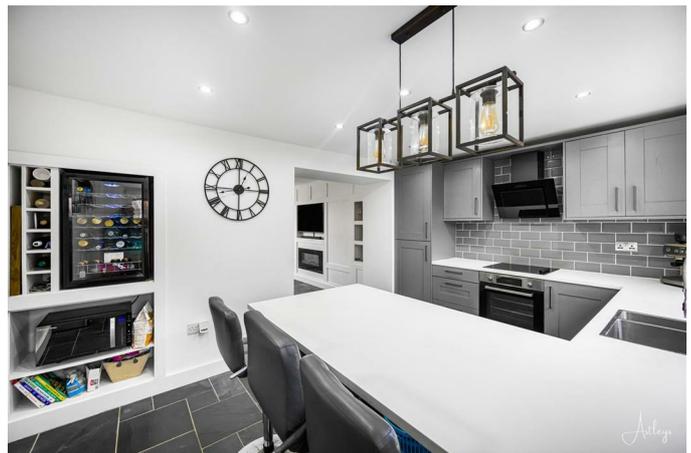
Open-plan lounge 13'10 x 9'69 (4.22m x 2.74m)



Spacious open-plan lounge which opens through to the kitchen/breakfast room, one wall with bespoke media wall with plenty of storage, built-in electric fire and place for wall mounted tv, further hidden storage space with built-in-wine rack, fully tiled flooring in dark grey colour, georgian style window to front with built-in seating area, underfloor heating to kitchen, lounge and hallway. radiator.

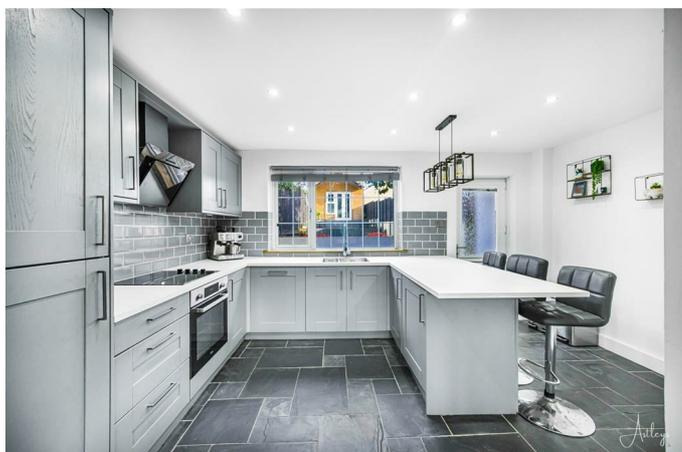
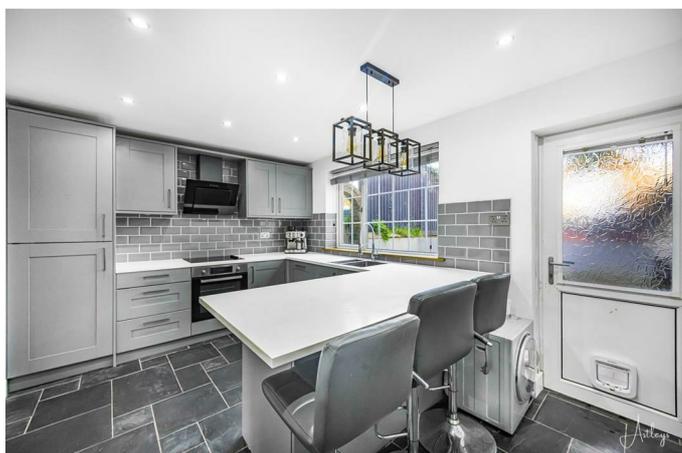


Kitchen 14'21 x 9'71 (4.27m x 2.74m)



Modern fitted kitchen in dark Grey fronted doors with chrome handles, sink drainer with Frankie pull out/get

spray tap, brick feature tiles above work surfaces, electric hob and oven with black glass extractor fan, integral fridge freezer, integral dishwasher and washing machine, built-in wine rack, white worktops with built-in breakfast bar, spotlights to ceiling, window and door to rear and radiator.



Sitting room 14'1 x 9'9 (4.29m x 2.74m/2.74m)



With Oak effect laminate flooring in Herringbone style, recess for fire place, understairs storage, georgian style window to front with bespoke seating to area and radiator.

First floor

Bedroom one 13'8 x 11'9 (4.17m x 3.58m)



Lovely double room with built-in seating area to front under window, built-in dresser with drawers, floor to ceiling mirrored wardrobes to front and radiator.



Bedroom two 14'06 x 9'76 (4.42m x 2.74m)



Double room with double built-in wardrobes, window to fr

Bedroom two

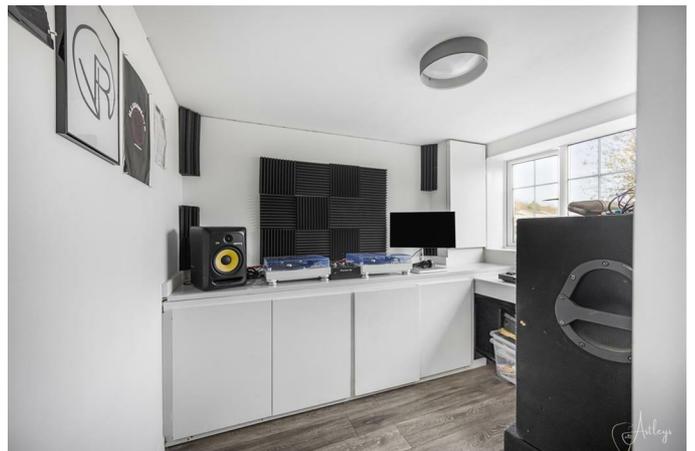


Bedroom three



This room has been modified as a sound room for the vendors music which is great with built-in cupboards beneath for storage, could easily be put back as a bedroom, with window to rear and radiator.

Bedroom three



Shower room 6'46 x 5'87 (1.83m x 1.52m)

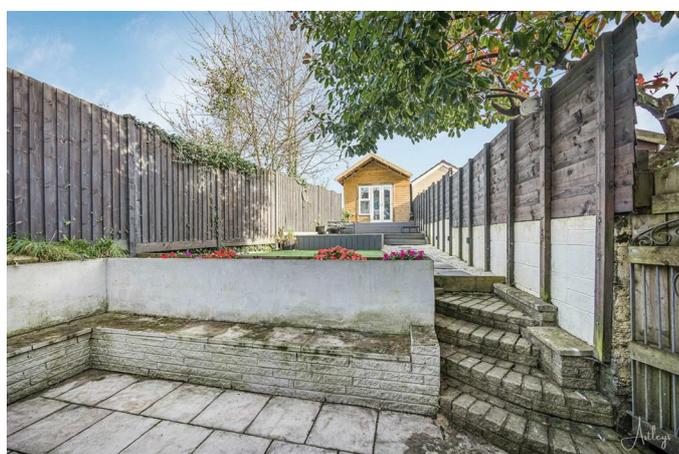


Fitted with walk-in shower, tiled to walls and floors, low level WC, pedestal wash hand basin and radiator.

Rear garden



Tired garden with decked and lawned areas, the vendor have built a summer house which would be great for relaxing and entertaining, there are decked and artificial lawn areas, patio, shared side access, parking to rear.



Summer house



With Upvc entrance door and window.

Parking to rear

Off road parking to rear.

Drone



Council Tax

Band:

B

Annual Price:

£1,774 (min)

Sevices

Conservation Area

No

Flood Risk

No Risk

Floor Area

968 ft 2 / 90 m 2

Plot size

0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

37 Mbps

Satellite / Fibre TV Availability

BT

Sky

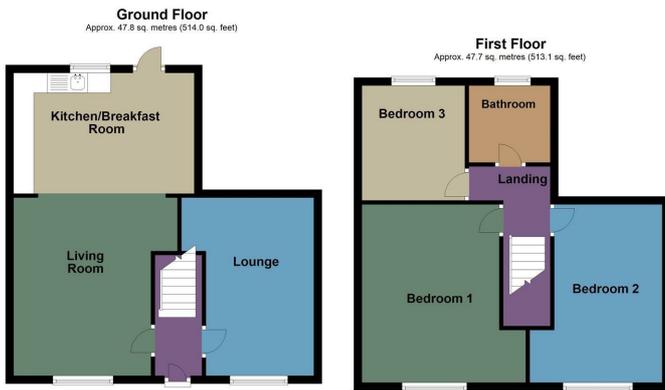
Virgin

Council tax

Local Authority

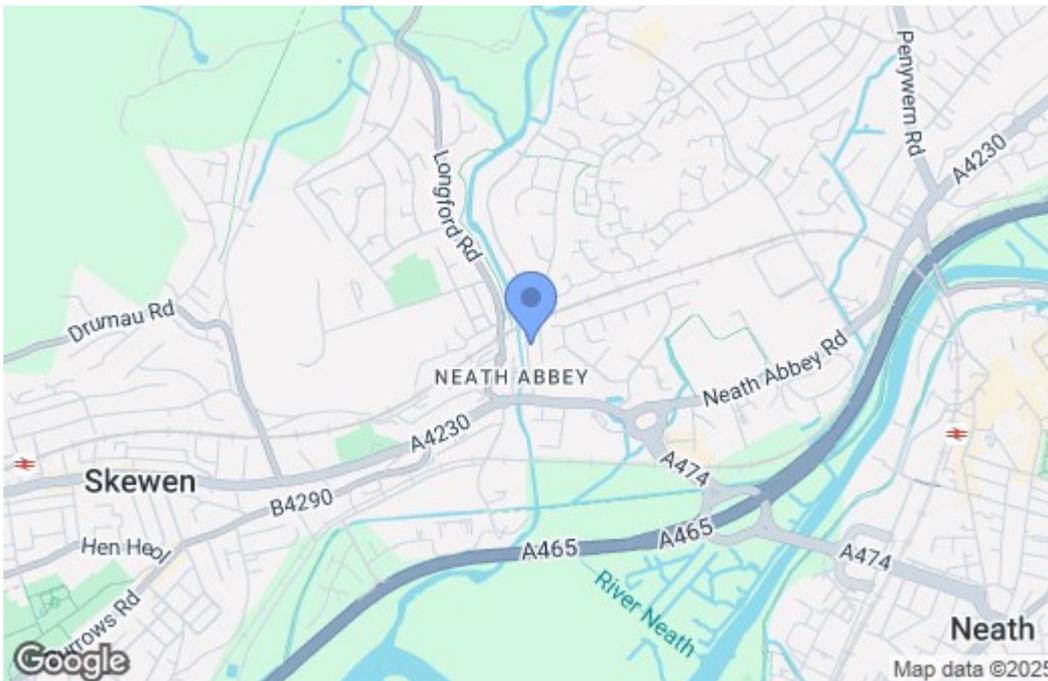
Neath Port Talbot

Floor Plan

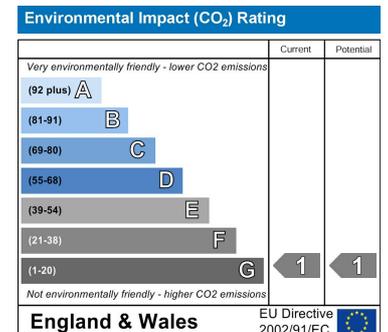
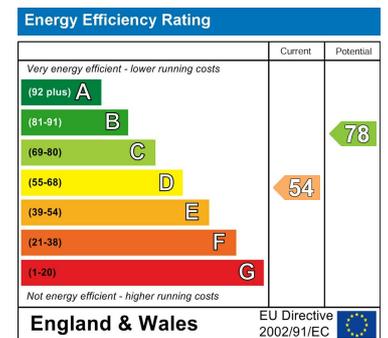


Total area: approx. 95.4 sq. metres (1027.1 sq. feet)
Our floorplan measurements are not to be relied upon these are for brief layout only
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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