



## 43 New Road, Neath Abbey, Neath, SA10 7NG

Price £182,500

Nestled in the heart of Neath Abbey, this charming mid-terrace house presents an excellent opportunity for families seeking a comfortable and well-appointed home. With three spacious bedrooms and two bathrooms, this property is designed to cater to modern living needs. Upon entering, you will be greeted by a delightful through lounge and dining room, perfect for both relaxation and entertaining. The ground floor also boasts a fully fitted kitchen, ideal for culinary enthusiasts, alongside a generous utility room that adds to the practicality of the space. A convenient shower room completes the ground floor, ensuring that all essential amenities are readily available. As you ascend to the first floor, you will find three well-proportioned bedrooms and a family bathroom. Outside, the property features a good-sized terraced garden to the rear, offering a lovely outdoor space for children to play or for hosting summer gatherings. Additionally, off-road parking for two vehicles ensures that you will never have to worry about finding a space. This home is conveniently located near Neath Town Centre, where you will find a variety of amenities and facilities, including a Tesco superstore. The property also offers easy access to the M4 motorway and local schools, making it an ideal choice for families and commuters alike.

Double glazed front entrance door into:

Entrance hallway 26'3" x 5'5" (widest point) (8.00m x 1.65m(widest point) )



With part wood panelling to walls, covered radiator, open understairs storage space, coved ceiling, stairs to first floor.



Living room 12'9" x 11'5" (3.89m x 3.48m)



With double glazed bay window to front, 2 alcoves with floating shelving, radiator, coved ceiling, opening to:



Dining/sitting room 11'9" x 9'4" (3.58m x 2.84m)



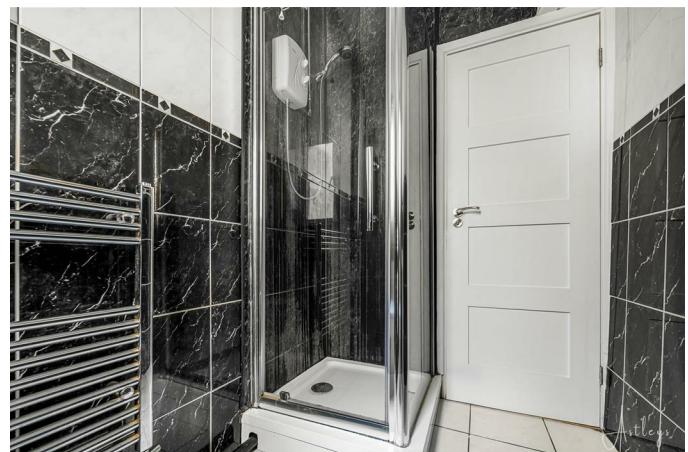
With double glazed french doors to rear garden, radiator, coved ceiling.



Shower room 6'7" x 4'8" (2.01m x 1.42m)



3 piece suite in white comprising corner shower cubicle, w.c., wash hand basin, tiled floor, fully tiled walls, heated towel rail, double glazed window to side.



**Kitchen 11'8" x 10'5" (3.56m x 3.18m)**



With base and wall units in light oak colour with black work surfaces, dark grey composite sink, built-in electric oven, gas hob with extractor canopy over, tiled floor, double glazed window to side, radiator, coved ceiling.



**Utility room/cloakroom 10'3" x 9'9" (3.12m x 2.97m)**



With fitted base and wall units in cream shaker style with work surface, wall mounted gas central heating boiler housed in cupboard, ceramic style sink, space for fridge/freezer, and plumbed for washing machine, tiled floor, part tiled walls, fitted storage unit, double glazed window and door to rear, access to roof space, radiator.



## FIRST FLOOR

Landing area 16'3" x 5'6" (4.95m x 1.68m)



With laminate flooring, attractive panelling to walls, coved ceiling.

Bedroom one 15'7" x 11'1" (4.75m x 3.38m)



With two double glazed windows to front, high-gloss laminate flooring, radiator, coved ceiling, shelving to alcoves.



**Bedroom two 10'9" x 9'6" (3.28m x 2.90m)**



With double glazed window to rear, two alcoves, high-gloss laminate flooring, radiator, coved ceiling.

**Bedroom three 11'9" x 10'2" (3.58m x 3.10m)**



With laminate flooring, double glazed window to side, coved ceiling, radiator.



### Bathroom/w.c. 7'8" x 6'8" (2.34m x 2.03m)



3 piece suite in white comprising panelled bath with shower over, w.c., vanity sink, fitted storage cupboard, fully tiled walls and floor, double glazed window to side, heated towel rail.



### Outside



Steps up to long front garden which is laid to lawn. Enclosed terraced garden to rear, well presented with patio areas, lawn and concrete storage shed. There are two off-road parking spaces to rear.



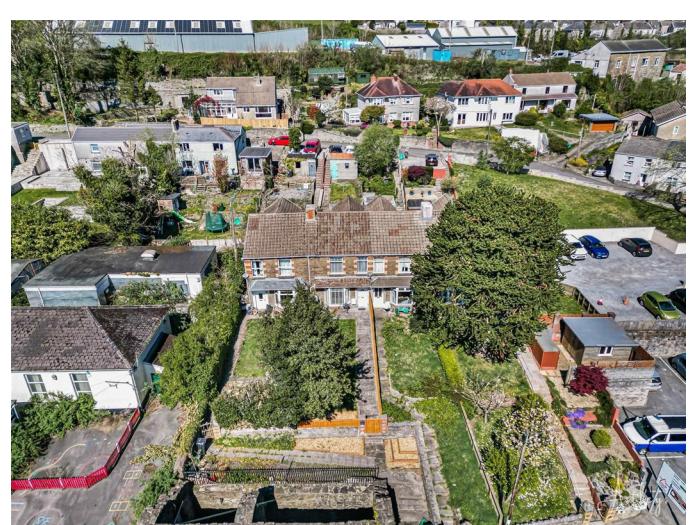
Off-roadcar parking



Drone photograph



Front garden



**AGENTS NOTE**

Council Tax Band C £2,170

**AGENTS NOTE**

Mobile coverage  
EE  
Vodafone  
Three  
O2

Broadband  
Basic  
16 Mbps

Superfast  
80 Mbps  
Ultrafast  
10000 Mbps

Satellite / Fibre TV Availability

BT  
Sky  
Virgin

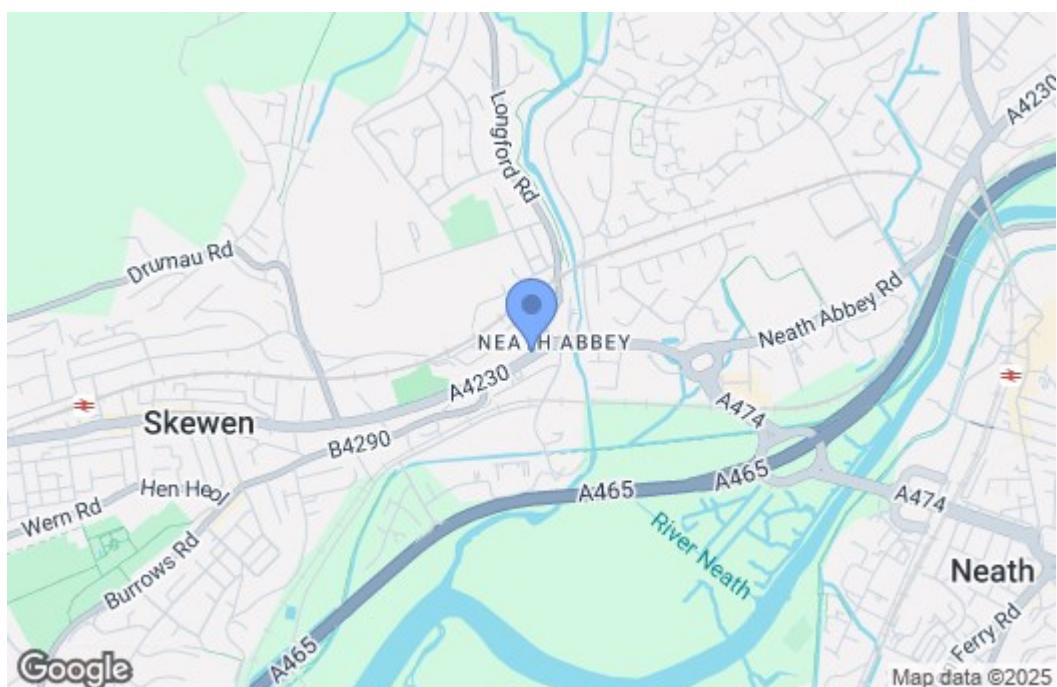
**Agents notes**

We have been advised by the vendor's Solicitors that a statutory declaration is in place confirming rights of access across the front garden. Interested parties should make their own enquiries and seek advice from their own solicitor to satisfy themselves as to the terms and implications of this arrangement.

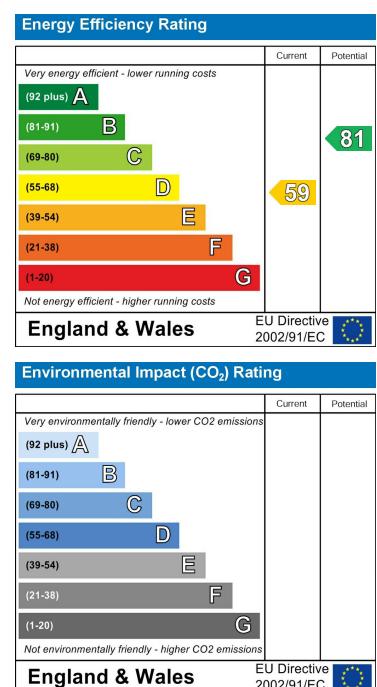
## Floor Plan



## 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.