



12 Elias Drive, Neath, SA10 7TG

Offers In The Region Of £285,000

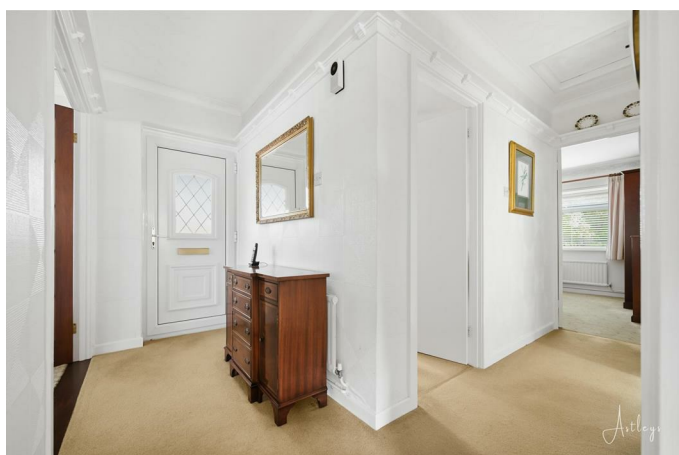
An excellent opportunity to acquire this well-presented three-bedroom detached bungalow, ideally situated within a highly sought-after residential area. The accommodation comprises a welcoming entrance hall, a comfortable lounge, a fitted kitchen, and three well-proportioned bedrooms. The property further benefits from off-road parking, a single garage, and an enclosed rear garden offering a good degree of privacy. Offered to the market with no onward chain, this property presents an ideal opportunity for those seeking a spacious and well-located single-storey home close to local amenities and transport links.

Main Dwelling



Enter via PVC door into:

Hallway 9'91 x 4'06 (2.74m x 1.37m)



With radiator, picture rails, coved ceiling and double doors into:



Lounge 11'91 x 17'32 (3.35m x 5.18m)



Spacious lounge with coved ceiling, radiator, fire surround and large double glazed window to front.



Dining Room 10'36 x 8'84 (3.05m x 2.44m)



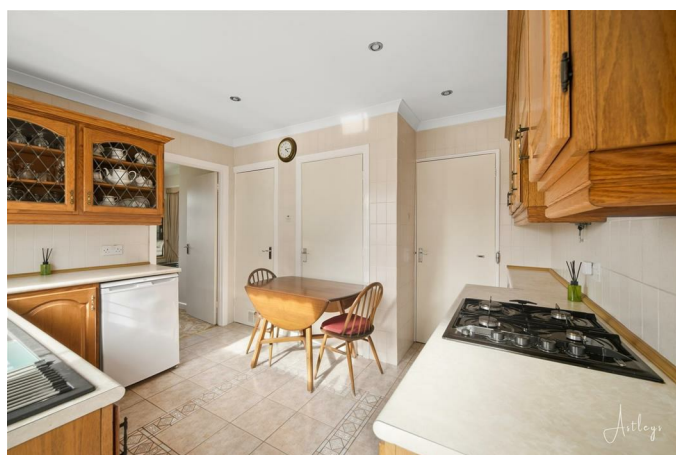
With radiator, coved ceiling and large double glazed window to front.



Kitchen 11'43 x 8'85 (3.35m x 2.44m)



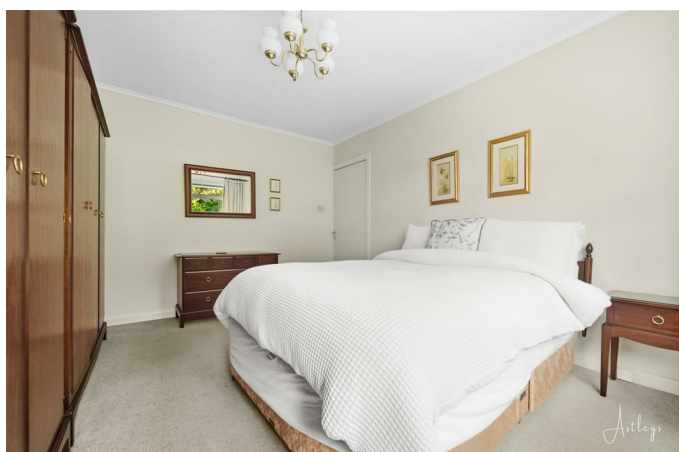
Fitted with base and wall units in wood with coordinating work surfaces to include; matt black sink and drainer with mixer taps, space for fridge/freezer and washing machine, fully tiled walls, tiled floor, electric oven with gas hob and extractor over, storage cupboard housing combination boiler, double glazed window to side and door to rear garden.



Bedroom one 10'87 x 12'98 (3.05m x 3.66m)



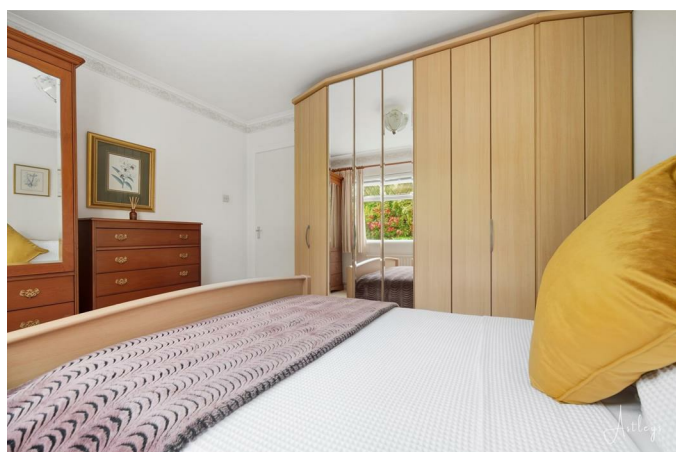
Double bedroom with coved ceiling, double glazed window to rear and radiator.



Bedroom two 11'91 x 9'98 (3.35m x 2.74m)



Double bedroom with coved ceiling, radiator and double glazed window to rear.



Bedroom three 8'58 x 8'55 (2.44m x 2.44m)

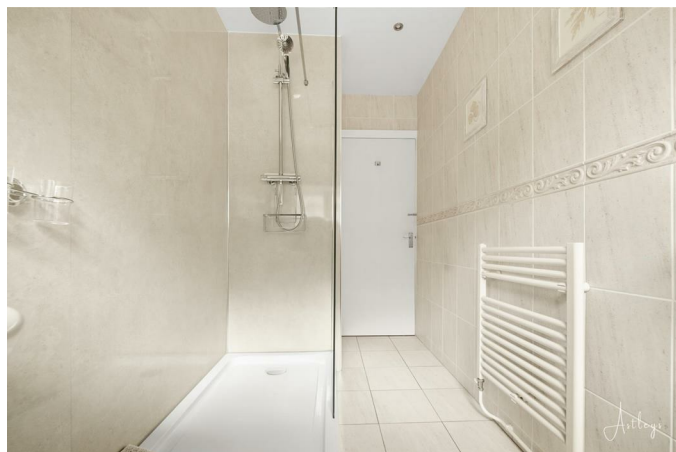


With coved ceiling, radiator and double glazed window to side.



Shower room 5'18 x 8'49 lengthening to 10'74 (1.52m x 2.44m lengthening to 3.05m)

Fitted with three piece suite to include walk in shower, low level wc, pedestal wash hand basin, fully tiled walls and floor, upright radiator and double glazed window to side.



Outside



Enclosed rear garden with laid to lawn, patio area and door to single garage.





Drone



Agents Notes

Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
6 Mbps
Superfast
80 Mbps
Ultrafast

1800 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Agents Notes

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

Conservation Area: No

Flood Risk
River : Very low
Seas : Very low

Floor Plan

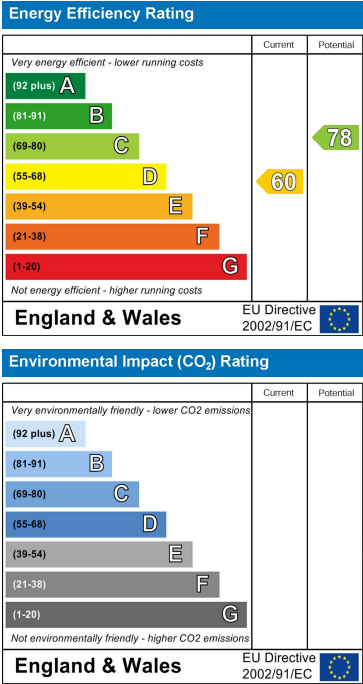


Total area: approx. 93.9 sq. metres (1010.7 sq. feet)

Area Map



Energy Efficiency Graph



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