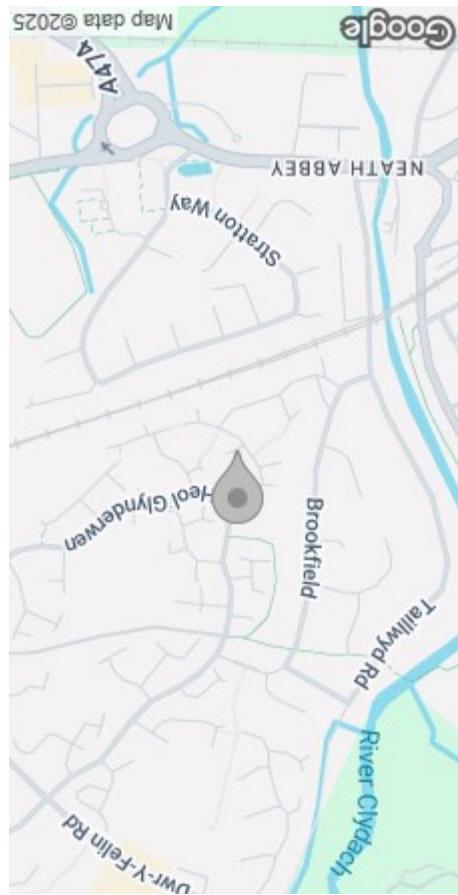


These particular statements are believed to be accurate only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations by Inspectors in respect of the property.

EPC



AREA MAP



## FLOOR PLAN



GROUND FLOOR



## 14 Mill Race

Neath Abbey, Neath, SA10 7FL

## Offers Around £330,000



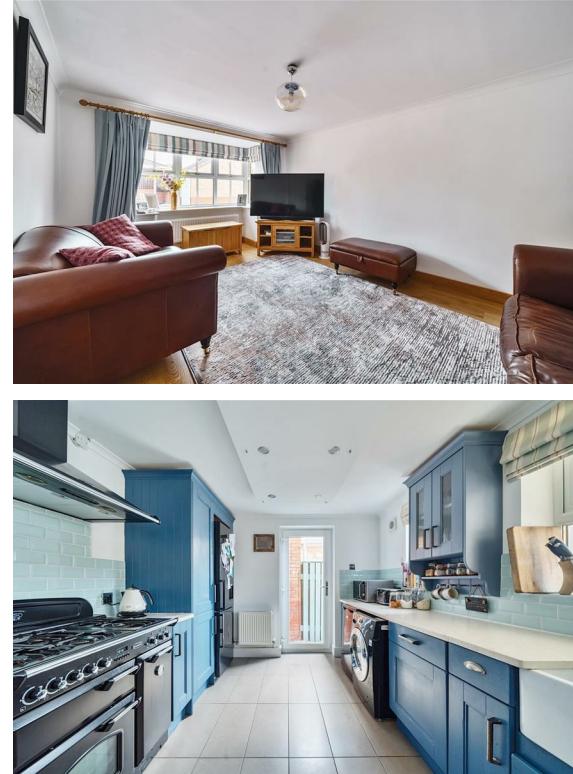
## GENERAL INFORMATION

Welcome to this beautifully presented 4-bedroom detached house located in the picturesque area of Millrace, Neath Abbey. This property boasts Master bedroom with en-suite, bathroom and cloakroom plus two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family.

Step into the south-facing garden, designed for low maintenance so you can spend more time enjoying it rather than working on it. The conservatory offers a peaceful spot to unwind and enjoy the natural light all year round.

The kitchen/breakfast room is a focal point of this home, providing a lovely space to cook up delicious meals and enjoy them with your loved ones. With ample parking available, you'll never have to worry about finding a spot for your car after a long day.

Nestled in an ideal location, this property offers unparalleled convenience with local schools, shops, eateries, and pubs all within walking distance. For outdoor enthusiasts, the breathtaking Cwmfelin Waterfalls, scenic Druau Mountain with views of the Gower and picturesque canals are just a short stroll away. History buffs will delight in nearby sites of interest such as the historic Neath Abbey Iron Works and Monastery.



## FULL DESCRIPTION

### ENTRANCE

Via uPVC double glazed door into;

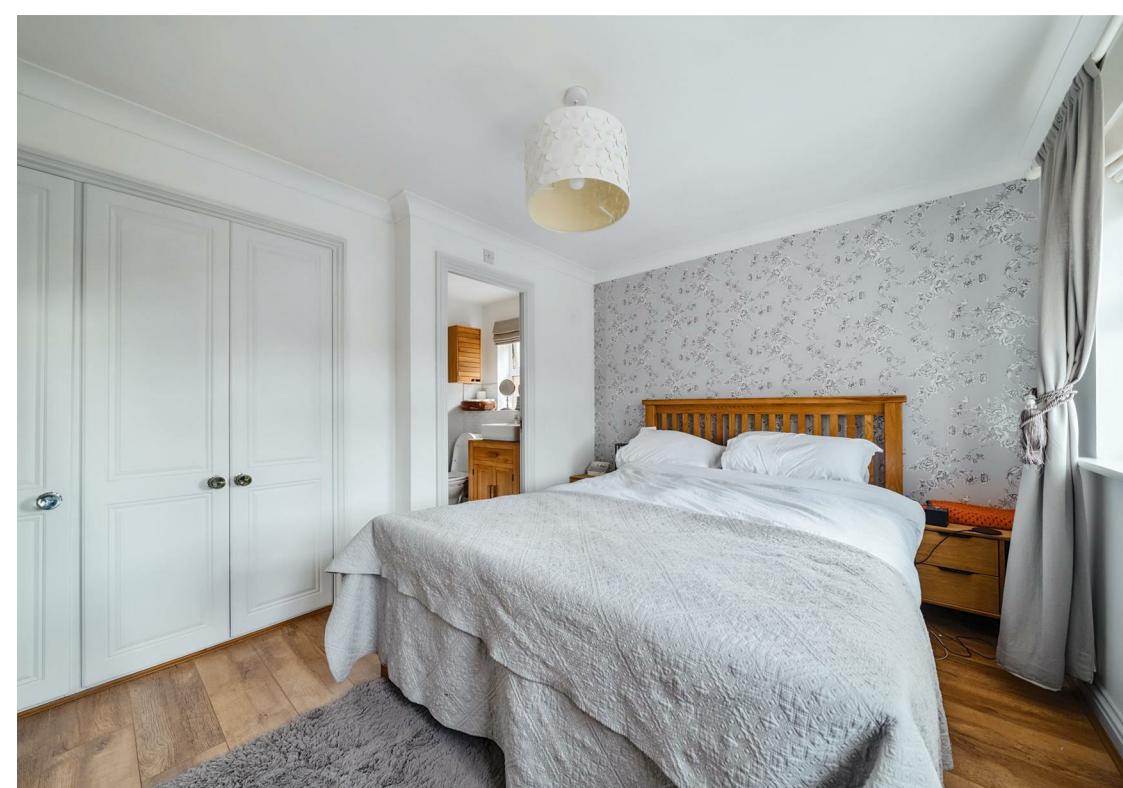
### HALLWAY

Tiled flooring. Radiator. Stairs to first floor. Doors to;

### LIVING ROOM

10'8" x 16'1" (3.26 x 4.91)

Bay Window to Front. Radiator. Wood effect flooring.



### KITCHEN/ BREAKFAST ROOM

10'5" x 23'3" (3.20 x 7.10)

Two windows to rear and door to side. Fitted kitchen with a range of wall, base and draw units with complimentary work surface over plus matching breakfast bar. Range five ring gas cooker with double oven and extractor fan over. Plumbing for washing machine, tumble dryer, fridge freezer and dishwasher. Belfast sink with mixer tap. Ceiling spot lights. Bi-folding doors into;

### CONSERVATORY

Tiled Flooring. French doors to rear.

### STAIRS TO FIRST FLOOR LANDING

Access to loft hatch. Door to airing cupboard. Window to side. Door into;

### BATHROOM

Modern fitted bathroom. Bath with shower over and glass screen with rainfall shower over. Ceiling spot lights. Wash hand basin set in vanity unit. Low Level W.C. Radiator. Tiled flooring. Part tiled walls. Shaver point.

### MASTER BEDROOM

12'7" x 9'8" (3.86 x 2.97)

Two windows to rear with views towards.... Wood effect flooring. Fitted wardrobes. Door into en-suite.

### BEDROOM TWO

11'8" x 13'3" (3.58 x 4.05)

Window to front. Wood effect flooring. Radiator.

### BEDROOM THREE

9'6" x 11'7" (2.9 x 3.54)

Fitted wardrobes. Window to front. Wood effect flooring.

### BEDROOM FOUR

5'8" x 10'5" (1.74 x 3.20)

Window to rear. Radiator.

### EXTERNAL

To the front - Driveway parking for three cars. To the rear - South Facing enclosed rear garden with decked area which steps down to patio. Low maintenance with seating boarder, planters and two potting sheds. Outside tap and gated side access.

### UTILITIES

Electric- Octopus Energy

Gas - Octopus Energy

Water - Welsh Water

BB- Virgin.

