

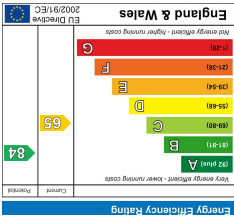
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © Redroom 2025. Produced for Dawson's Property, REF: 125452

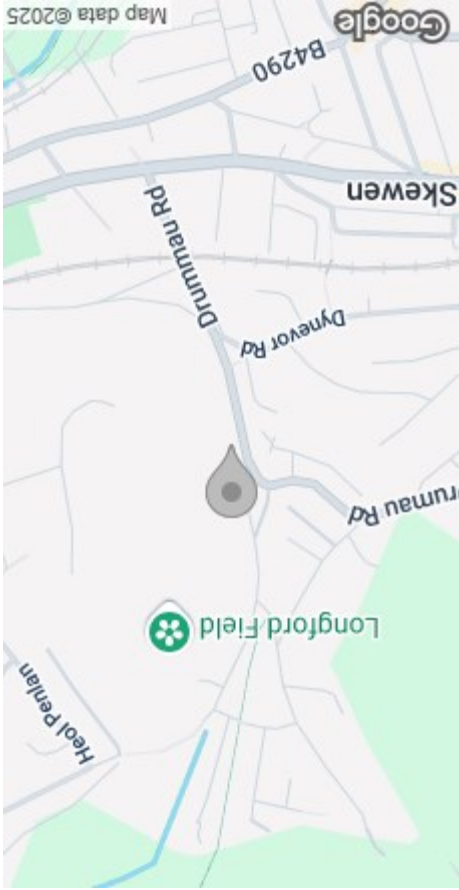


Approximate Area = 1319 sq ft / 122.5 sq m  
Shed = 90 sq ft / 8.3 sq m  
Total = 1409 sq ft / 130.8 sq m  
For identification only - Not to scale

The Highlands, Neath Abbey, Neath, SA10



EPC



AREA MAP

FLOOR PLAN



68 The Highlands  
Neath Abbey, Neath, SA10 6PD  
Offers Over £190,000





GENERAL INFORMATION

Dawsons are proud to offer this beautifully presented semi-detached house, located in the charming area of Neath Abbey.

This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. Upon entering, you are welcomed into a spacious lounge that seamlessly opens into a dining room, creating a perfect setting for both relaxation and entertaining.

The modern fitted kitchen is a highlight of the home, equipped with contemporary appliances and ample storage, ensuring that culinary enthusiasts will feel right at home. The property features two bathrooms, providing convenience for busy households.

The low maintenance, enclosed rear garden offers a private outdoor space, perfect for enjoying sunny days or hosting gatherings with friends and family. Additionally, benefitting from excellent transport links to the M4, making commuting a breeze and providing easy access to nearby towns and cities.

This property is not only a beautiful home but also a practical choice for those who value connectivity and convenience.

FULL DESCRIPTION

Entrance

Hallway

Lounge/Dining Room  
23'2 max x 13'9 max (7.06m max x 4.19m max)

Kitchen  
10'11 x 10'5 (3.33m x 3.18m)

Utility

Cloakroom

First Floor

Landing



Bedroom One  
10'9 x 10'6 (3.28m x 3.20m)

Bedroom Two  
12'3 max x 10'9 max (3.73m max x 3.28m max)

Bedroom Three  
9'0 x 7'1 (2.74m x 2.16m)

Bathroom

Second Floor

Attic Space  
17'0 x 11'5 (5.18m x 3.48m)

External

Shed  
13'6 x 6'8 (4.11m x 2.03m)

Council Tax Band  
C

EPC  
D

Tenure  
Freehold

Services  
Mains electricity, gas, water and sewerage. Broadband - the current supplier is Virgin Media. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

Additional Information  
Please note that the vendor is an associate of a Dawsons employee.

