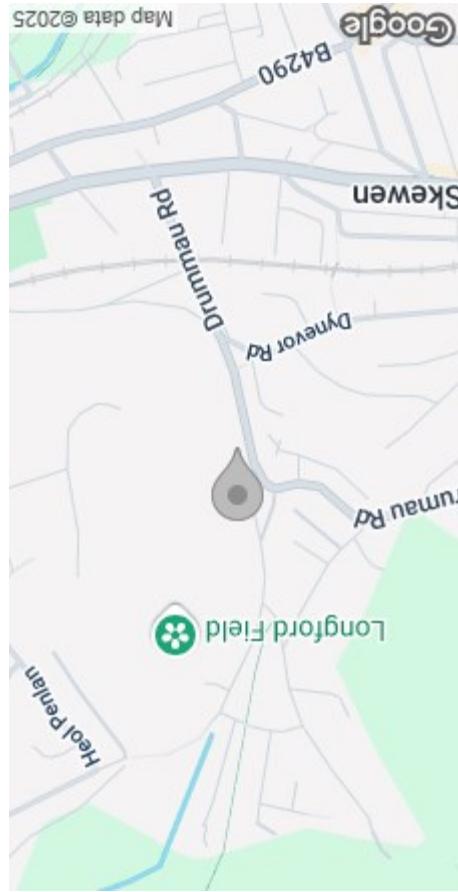


EPC



AREA MAP



FLOOR PLAN



The Highlands, Neath Abbey, Neath, SA10

Approximate Area = 1319 sq ft / 12.25 sq m
 Shed = 90 sq ft / 8.3 sq m
 Total = 1409 sq ft / 130.8 sq m
 For identification only - Not to scale



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.

