



30 Taillwyd Road, Neath Abbey, Neath, Neath Port Talbot. SA10 7DY

£300,000

Main Features

- Detached Property
- Three Generous Sized Bedrooms
- Land Adjacent to the Property
- Garage & Driveway
- Fantastic Woodland Views
- EPC - E
- Gas Fired Heating
- Conservatory
- Freehold
- Need A Mortgage? We Can Help!

General Information

This is a perfect property for Horse Enthusiast with an additional plot of land which has been set up for equestrian use. Enjoy woodland views at the rear of this detached home, with a larger than average plot benefiting from off road parking, driveway and garage. This property offers the buyers potential to extend, renovate and create a truly unique home.

Located on Taillwyd Road which is a popular area with woodland walks, bridal ways and a great location for Neath town centre, Neath College and Dwr y Felin schools are within close proximity. Internally the property is needing work but has a spacious ground floor and four bedrooms to the first floor. Any changes would require planning permissions.

The plot is relatively flat and has views to the rear, and the addition of a further plot with stables is ideal for development.

GROUND FLOOR

Entrance Porch

Enter through a uPVC door with glass side panels and laminate flooring.
Door to;

Reception Room

uPVC double glazed window to the front aspect, radiator, tiled flooring, a featured fireplace with electric fire and stairs to access the first floor.
Doors to;

Reception Room Two

uPVC double glazed windows to the side and front aspect, carpeted flooring, two radiators and uPVC French doors to access the rear.

Kitchen

A fitted kitchen appointed with a range of matching wall and base units with work tops over and a double Belfast sink with mixer tap. Built in cooker with gas hob and fan over, tiled flooring and space for a fridge freezer.
Through to;

Conservatory

uPVC double glazed surround windows, tiled flooring and radiator.
Door to access the rear garden.

FIRST FLOOR

Landing

Carpeted flooring, storage cupboard and access to the loft above.

Bedroom Two

uPVC double glazed window to the front aspect, carpeted flooring and radiator

Bedroom One

uPVC double glazed window to the front and side aspect, carpeted flooring and radiator.

Bedroom Three

uPVC double glazed window to the rear aspect, carpeted flooring and radiator.

Bathroom

Comprising of a low level WC, pedestal wash hand basin and a panelled bath with mixer tap. uPVC double glazed window to the rear aspect, radiator and carpeted flooring.

EXTERNALLY

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding E

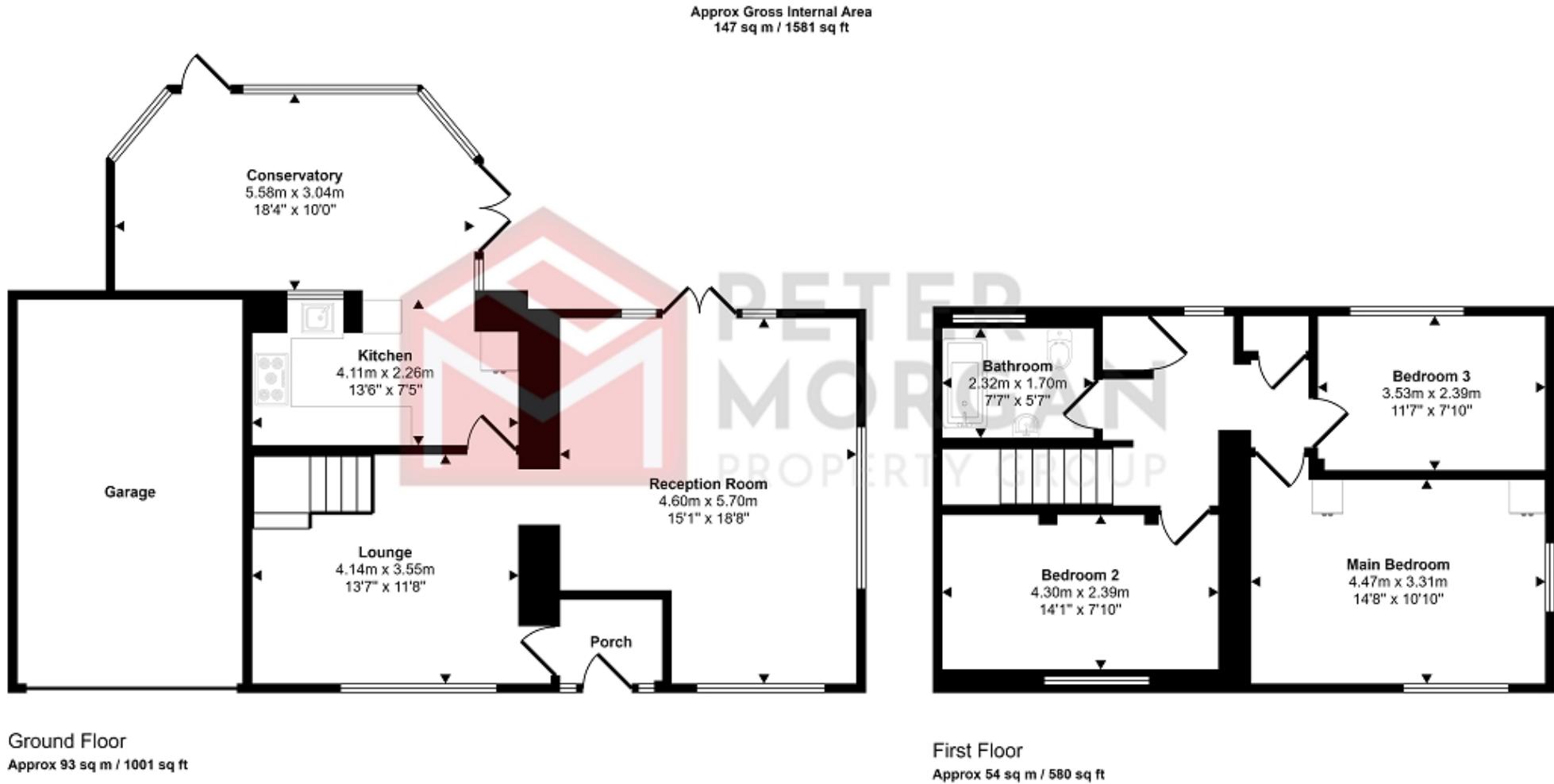
Current heating type Gas

Tenure (To be confirmed) Freehold

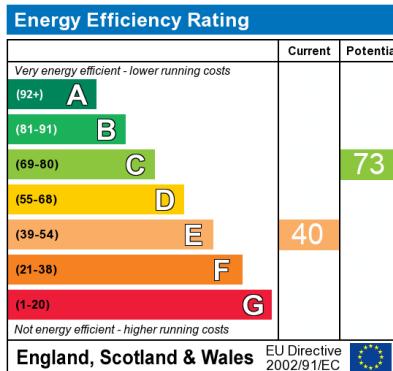




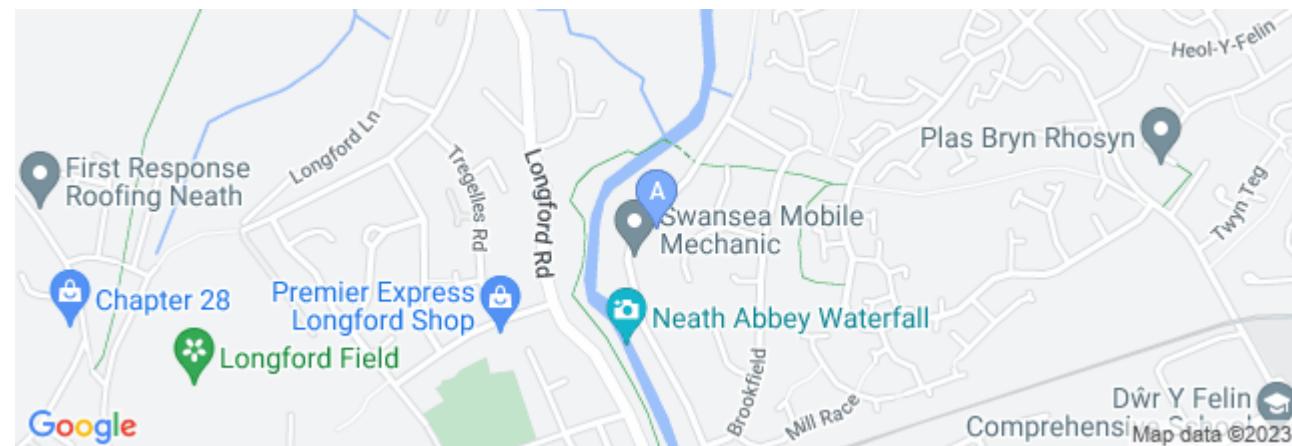




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate The portion up to and including ?180,000 0% The portion over ?180,000 up to and including ?250,000 3.5% The portion over ?250,000 up to and including ?400,000 5% The portion over ?400,000 ?400,000 up to and including ?750,000 7.5% The portion over ?750,000 up to and including ?1,500,000 10% The portion over ?1,500,000 12% Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Neath Port Talbot Head Office

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,
Mid Glamorgan
CF34 9DW



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



PETER MORGAN
POSITIVELY MOVING
SALES | LETTINGS | MORTGAGES | AUCTIONS

Neath Port Talbot Branch
35 Windsor Road, Neath. SA11 1NB
npt@petermorgan.net
VAT No : 821850148

www.petermorgan.net
03300 563 555

