



## 28 Mill Race, Neath Abbey, Neath, Neath Port Talbot. SA10 7FL



#### **Main Features**

- End Of Terraced Property
- Three Bedrooms
- Quiet Location
- Easy Access To M4 Corridor
- Freehold

#### **General Information**

- EPC C
- Council Tax Band D
- Off Road Parking
- Gas Central Heating
- Need A Mortgage? We Can Help!

This end-of-terrace house features a well-designed outdoor space, providing a mix of gravel and patio areas, suitable for various landscaping options. The garden is enclosed by walls and fencing, ensuring privacy and security. Internally the property comprises of three bedrooms, ideal for families or individuals needing extra room for home offices or guest accommodations. It includes one bathroom, providing essential amenities within the living space, also benefitting from off-road parking, enhancing convenience for residence.

The home is designed with gas central heating and double-glazed windows, offering efficient temperature control and improved energy performance. The property is categorized as freehold and has an Energy Performance Certificate rating of C, indicating a good level of energy efficiency.

Situated in a quiet area close to many local amenities such as Abbey Primary School, Tesco Superstore, within walking distance of Neath town centre and Skewen, Dwr-y-Felin Comprehensive School, NPT College, whilst also having easy access to the A465 and M4 corridor.

#### **GROUND FLOOR**

#### Hallway

uPVC door to side, radiator, wood-effect laminate flooring, staircase to first floor with fitted storage cupboard underneath. Doors to;

#### W.C.

Comprising of a low level WC and wash hand basin. Frosted double glazed window to front aspect, radiator, tile-effect laminate flooring and tile splash back.

#### Kitchen

Appointed with a range of matching wall and base units with quartz work tops over and inset sink with mixer tap. Double glazed window to front aspect, integrated microwave, integrated oven, gas hob with hood over, integrated dishwasher, integrated fridge freezer, integrated washing machine and woodeffect laminate flooring.

#### **Living Room**

uPVC double glazed window to rear aspect, two radiators and wood-effect laminate flooring. Patio doors to access rear garden.

#### FIRST FLOOR

#### Landing

Radiator and access to part boarded loft above. Doors to;

#### **Bedroom One**

Two double glazed windows to rear aspect, radiator, wood-effect laminate flooring and fitted wardrobes.

#### **Bedroom Two**

uPVC double glazed window to front aspect, radiator, wood-effect laminate flooring and fitted storage cupboard housing combi boiler serving domestic hot water and gas central heating.

#### **Bedroom Three**

uPVC double glazed window to front aspect, radiator and wood-effect laminate flooring.

#### Bathroom

Comprising of a low level WC, vanity wash hand basin and 'P' shaped bath with shower over and shower screen. Heated towel rail, tile-effect laminate flooring, tiled walls, inset ceiling spotlights and extractor fan.

#### EXTERNALLY

#### Gardens

Two front lawns, double driveway and side access gate to rear garden.

Enclosed rear garden with two patio areas, decorative stone area, outside tap and side access gate.

#### **Mortgage Advice**

PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at npt@petermorgan.net (fees will apply on completion of the mortgage)

#### **Please Note:**

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

#### **Viewings**

Strictly By Appointment Only	
Utilities	
Mains water, mains electricity, mains gas, mains drainage (S	ervices not tested)
Current council tax banding	D
Current heating type	Gas
Tenure (To be confirmed)	Freehold













































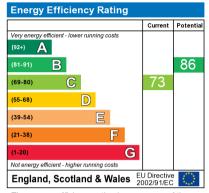




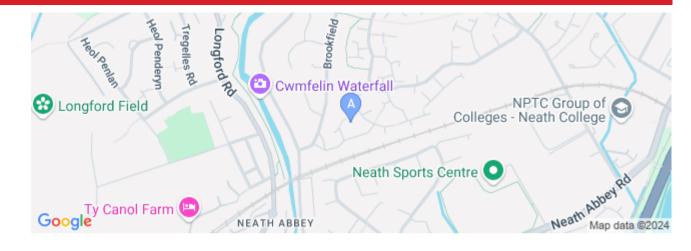




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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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 up to and including £750,000 7.5%. The portion over £1,500,000 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.

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