



Hill Road, offers in the region of £450,000

- Immaculately Presented
- Ideal Family home
- Two Bedroom Annex!
- Ample Off Road Parking
- Attractive Views
- EPC Rating: C



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About the property

A unique opportunity to purchase a detached family home with a two bedroom annex!

Situated in a quiet spot within Neath Abbey with fantastic views and great links to the M4 corridor, Dwr Y Felin Comprehensive School, Neath College, Primary Schools, public transport links, shops and restaurants making it an ideal location for family's and commuters.

Internally the property comprises of an entrance hall, two large reception rooms (the perfect spot for soaking up the views) a dining room, kitchen and utility room to the ground floor.

The lower ground floor features three double bedrooms, the master suite benefiting from an en suite four piece bathroom and a walk-in storage cupboard, the second bedroom benefiting from an en suite shower room. The lower ground floor also offers a separate room which would make a fantastic study, games or movie room.

Accessed via a quiet lane with a gated driveway, benefiting from a full wrap around garden, ample off road parking and access into the detached annex.

The annex features an entrance hall with built in wardrobes, two double bedrooms and a shower room, ideal for larger and extended family's or even holiday lets!





Accommodation

Entrance Hall

Lounge

16' 9" x 16' 3" max (5.11m x 4.95m max)

Dining Room

16' 4" x 10' 8" (4.98m x 3.25m)

Reception Room 3

16' 4" x 16' 2" max (4.98m x 4.93m max)

Kitchen

15' 3" x 9' 8" (4.65m x 2.95m)

Integrated fridge freezer

Utility Room

9' 8" max x 7' 3" max (2.95m max x 2.21m max)

Sink, Worksop, wall and base

Bedroom One

15' 9" x 14' 4" (4.80m x 4.37m)

Lower Ground Floor

En Suite

Four piece en suite

Bedroom Two

13' 4" x 12' 8" (4.06m x 3.86m)

Bedroom Three

16' 1" x 9' 8" (4.90m x 2.95m)

En Suite Shower Room

Bathroom

Four Piece bathroom suite on Ground Floor

Study/Games/Movie Room

18' x 8' 4" (5.49m x 2.54m)

Annex

Hallway with wardrobes and boiler.

Bedroom One

12' 4" x 10' 9" (3.76m x 3.28m)

Bedroom Two

12' 4" x 10' 9" (3.76m x 3.28m)

Shower Room

Floorplan



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