



Darran Park, Neath Abbey, Neath, Neath  
Port Talbot. SA10 6PX

£145,000



## Darran Park, Neath Abbey, Neath, Neath Port Talbot. SA10 6PX

One bedroom, fully refurbished semi detached bungalow comprising entrance hall, lounge, new fitted kitchen, bedroom, new fitted bathroom, new flooring throughout, new interior light fittings, enclosed rear garden, elevated position and driveway parking. No onward chain.

**£145,000 - Freehold**

- One bedroom semi detached bungalow
- Fully refurbished throughout
- Enclosed rear garden
- Driveway parking to the side
- Gas fired combination boiler
- No onward chain



## DESCRIPTION

One bedroom semi detached bungalow comprising entrance hall, lounge, new fitted kitchen, bedroom, new fitted bathroom, new flooring throughout, new interior light fittings, enclosed rear garden, elevated position and driveway parking. No onward chain.

The property is situated in a quiet cul-de-sac, within a short driving distance to Neath Town centre, M4 corridor and Abbey Primary School.

Key features.

Freehold

Fully refurbished with modern fittings throughout

Enclosed rear garden

Good driveway parking

Gas fired combination boiler

No onward chain

## HALLWAY

Access via part glazed PVCu door to the side of the property. Emulsioned ceiling with centre light fitting. Ceiling mounted smoke detector. Emulsioned walls. Fitted carpet. Radiator. Fitted storage cupboard.

## BEDROOM 1 (10' 10" x 9' 6") or (3.30m x 2.90m)

Overlooking the rear garden via PVCu double glazed windows. Access to loft storage. Emulsioned ceiling with central light fitting. Emulsioned walls with one feature papered wall. Skirting. Fitted carpet.

## BATHROOM

PVCu frosted glazed window to the front. Emulsioned ceiling. Central light fitting. Aqua boards to three walls with one emulsioned wall. Tiled effect cushion flooring. Three piece suite in white comprising W.C., wash hand basin with chrome waterfall tap and bath with water fall tap and over the bath plumbed shower. Wall mounted extractor. Radiator.

## LOUNGE (15' 1" x 12' 2") or (4.60m x 3.70m)

Emulsioned ceiling with ceiling mounted smoke detector. Central light pendant. Coving. Emulsioned walls. Skirting. Fitted carpet. PVCu double glazed box bay window overlooking the front. Radiator. Feature pebble effect fire and one feature papered wall.

## KITCHEN (8' 2" x 6' 11") or (2.50m x 2.10m)

Overlooking the rear garden via PVCu double glazed window. Emulsioned ceiling. Ceiling mounted smoke detector. Central spotlights. Emulsioned walls. Skirting. Herringbone effect cushion flooring. A range of low level and wall mounted units in a grey shaker style with brushed chrome handles and complementary 25mm square edge work surface with matching up stand. Inset sink with 'chefs tap' and draining area. Integrated electric oven with electric hob and overhead extractor hood. Fridge freezer and plumbing for automatic washing machine. Wall mounted Baxi gas fired combination boiler. Radiator.




## OUTSIDE

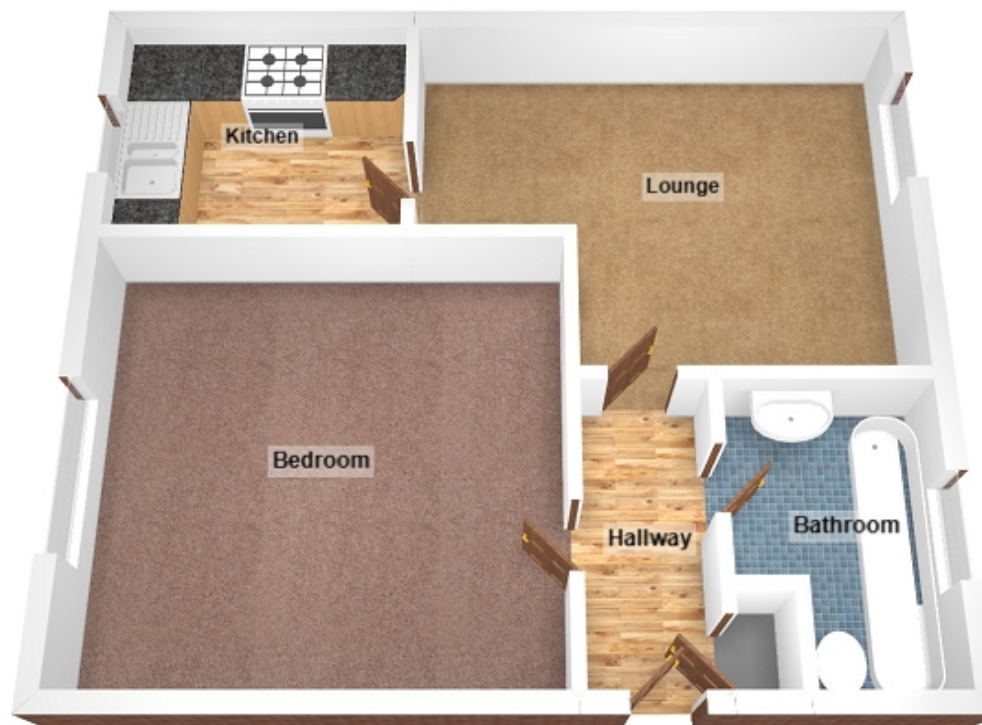
Enclosed rear garden laid to chipped slate with steps leading up to two tiers of lawn. Mature trees and shrubs. Enclosed with closeboard fence to the rear. Tarmac driveway to the side suitable for parking up to three cars. Open aspect front garden laid to Cotswold stone and lawn.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		91
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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