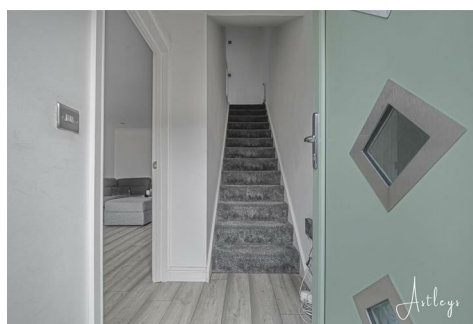




26 Dalton Road, Neath, SA11 1UF

Offers In The Region Of £159,950

A well-presented two-bedroom end-link property offering well-proportioned accommodation arranged over two floors, together with an enclosed rear garden. The ground floor comprises a welcoming entrance, a spacious and comfortable lounge, a fitted kitchen and a useful downstairs cloakroom. To the first floor, there are two well-proportioned bedrooms and a modern main family bathroom. Externally, the property benefits from an enclosed rear garden, providing a private and practical outdoor space, ideal for relaxing or entertaining. Offering well-planned accommodation in a popular residential setting, this property would make an excellent first-time purchase or investment opportunity and is likely to appeal to a wide range of buyers.

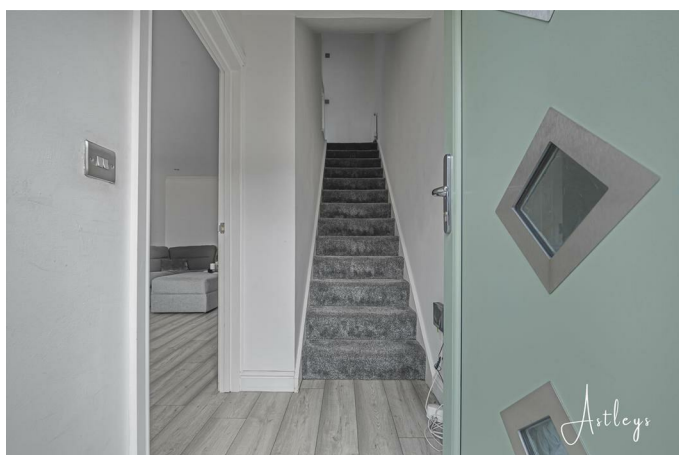
Early viewing is highly recommended to fully appreciate what this property has to offer.

Main Dwelling



Enter through composite door into:

Hallway 3'10" x 14'9" (1.19 x 4.51)



With radiator, laminate flooring and stairs to first floor.

Lounge 11'0" x 16'2" (3.37 x 4.94)

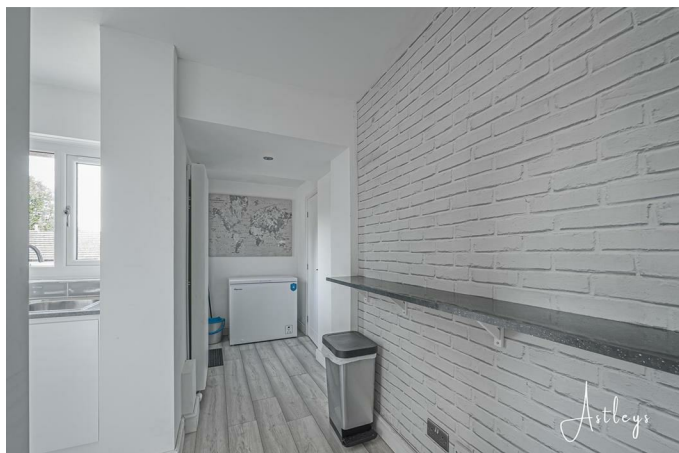


With window to front, laminate flooring, storage cupboard, spot lights to ceiling and coved ceiling.

Lounge

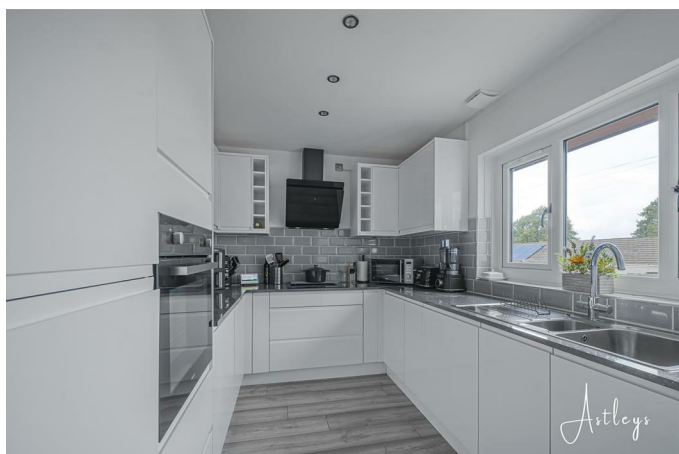


Inner hallway 4'1" x 6'11" (1.27 x 2.11)



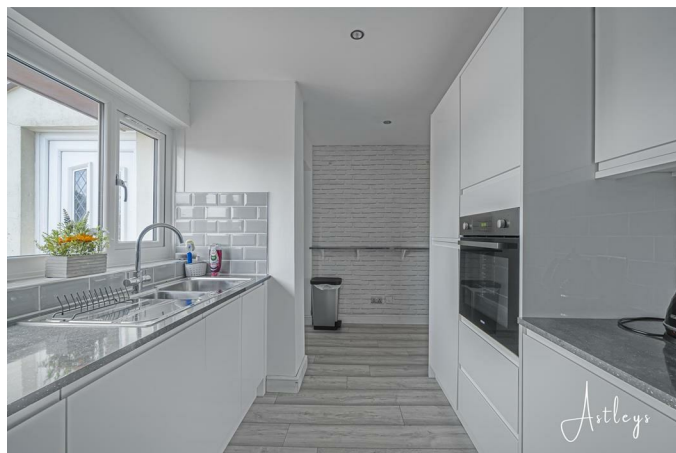
With laminate flooring and radiator.

Kitchen 9'4" x 2'3" (2.86 x 0.70)

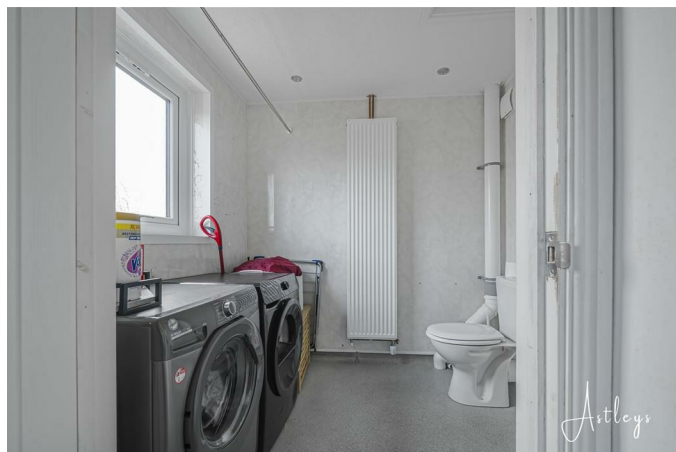


Fitted with base and wall units in white high gloss with coordinating work surfaces to include, stainless steel sink and drainer, integrated fridge, freezer and dishwasher, laminate flooring, induction hob with extractor over, part tiled walls and window to rear.

Kitchen

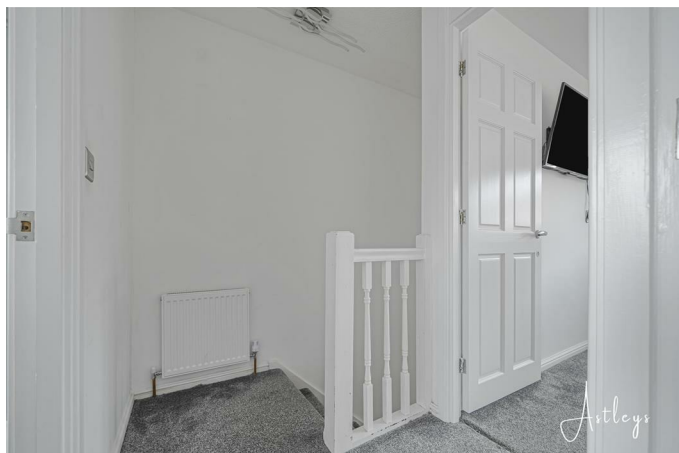


Cloakroom/Wet room 6'0" x 7'6" (1.85 x 2.30)



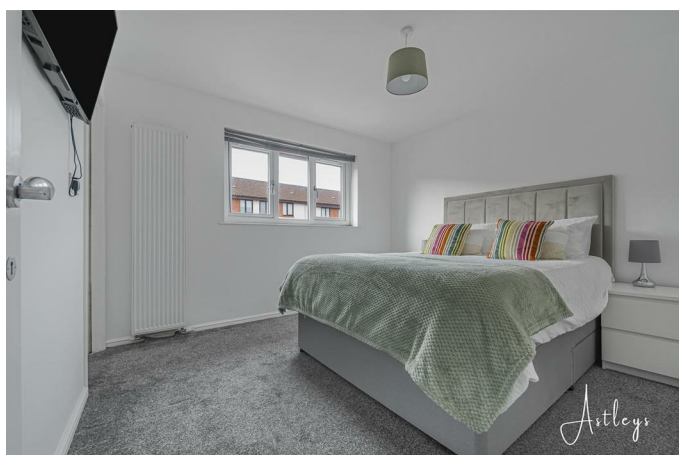
With low level wc, pedestal wash hand basin, radiator and window to rear.

Landing 6'0" x 4'7" (1.84 x 1.40)



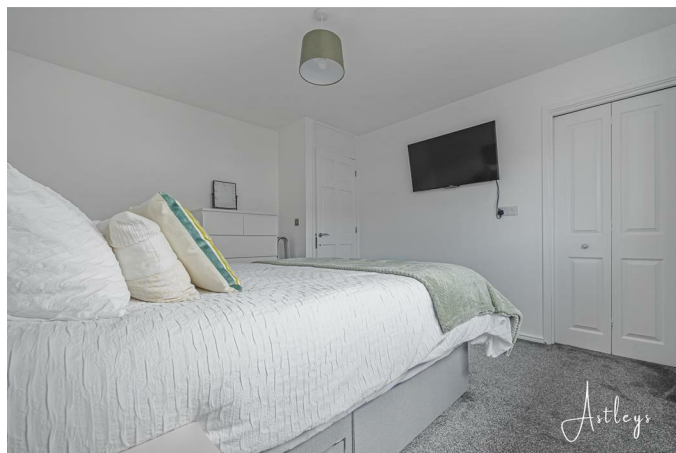
With radiator and attic hatch.

Bedroom one 10'9" x 11'11" (3.29 x 3.64)

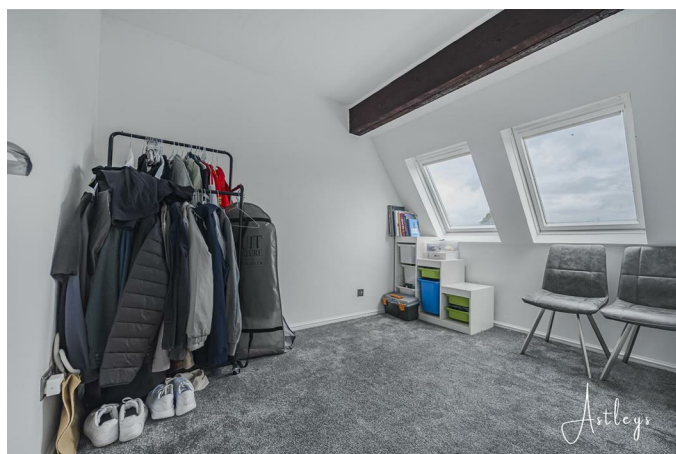


Double bedroom with storage cupboard, radiator and window to front.

Bedroom one



Bedroom two 8'0" x 10'9" (2.44 x 3.28)



With two velux windows and radiator.

Bedroom two



Shower room 5'10" x 8'0" (1.8 x 2.44)

Fitted with three piece suite to include walk in shower, part tiled walls, low level wc, sink on vanity unit, spot lights to ceiling, and two velux windows.

Shower room



Outside



Enclosed rear garden with patio area and laid to lawn with rear lane access. Both front and rear doors are wheelchair accessible.

Outside



Outside



Drone



Annual Price:
£1,694

Agents notes

Conservation Area :

No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

764 ft 2 / 71 m 2

Plot size:

0.03 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

15 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability:

BT

Sky

Virgin

Agents notes

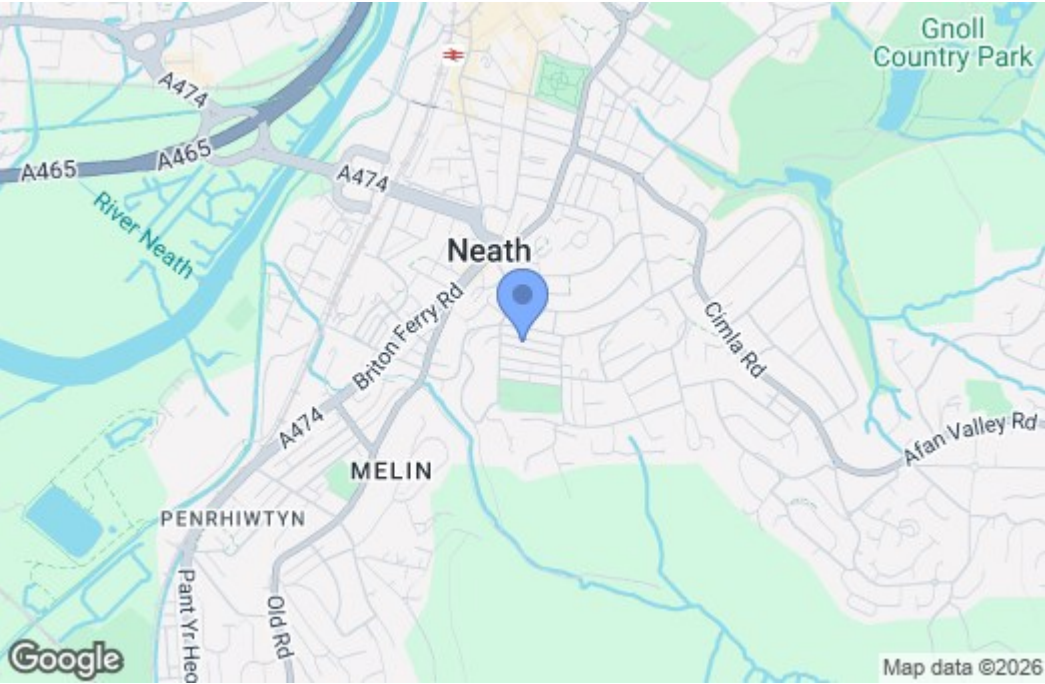
Neath Port Talbot Council Tax Band: A

Floor Plan

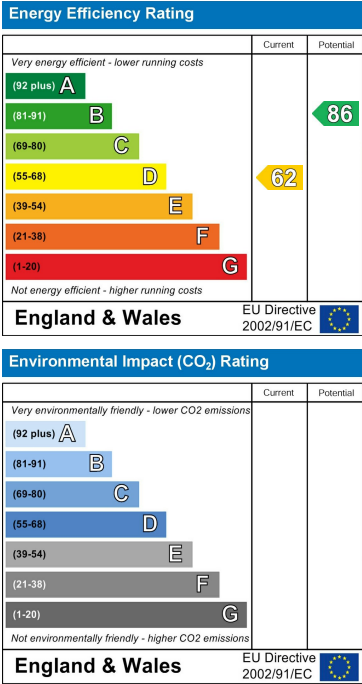


Total area: approx. 87.9 sq. metres (945.6 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.