



8 Fforest Hill, Aberdulais, Neath, SA10 8HD

Offers In The Region Of £150,000

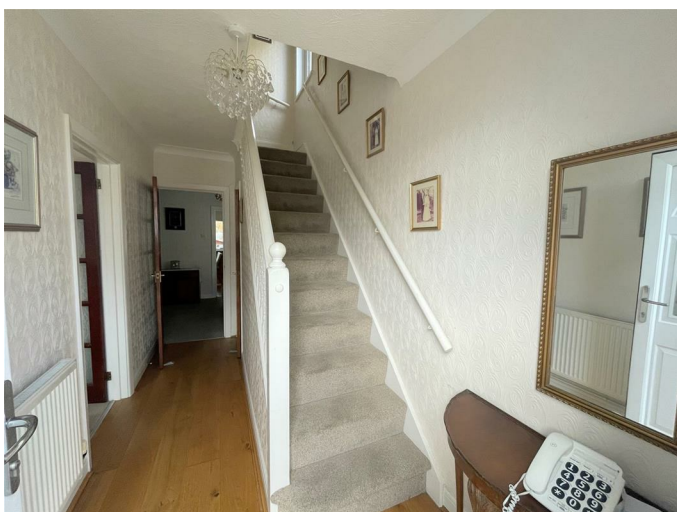
Situated in a popular location within Aberdulais, close to the popular Aberdulais Waterfalls, affording easy access for the M4 motorway and a short drive from all amenities and facilities at Neath Town Centre, an extended semi-detached family home, benefitting from, oil central heating, parking to the front and offering accommodation over 2 floors to include entrance hallway, lounge, dining room and modern fitted kitchen with integral appliances, family shower room to the ground floor with three bedrooms to the first floor with fitted wardrobes in bedroom one and two. Outside, there is a long rear garden with oil tank, timber shed and paved patio area. Parking to front and paved garden and being sold with vacant possession.

Main dwelling



Semi-detached family home in a popular location, extended and offers spacious accommodation throughout.

Entrance hallway 13'2" x 5'11" (4.015 x 1.810)



Entrance via Upvc double glazed door into hallway, stairs to first floor, understairs cupboard and radiator.

Dining room 9'11" x 10'11" (3.023 x 3.351)



With window to front, coved ceiling and radiator.

Lounge 16'9" x 11'7" (5.113 x 3.554)





Kitchen 14'10" x 10'6" (4.530 x 3.206)



Shower room

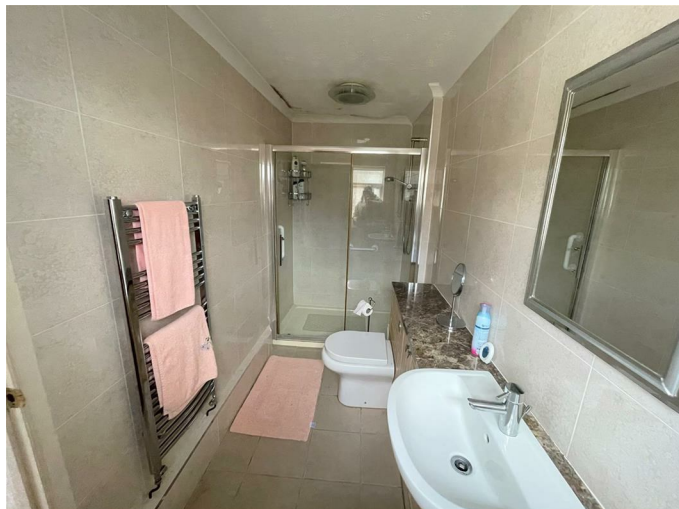


Modern fitted kitchen in Beech colour fronted doors to include; dishwasher, fridge freezer, sink drainer with mixer taps, laminate flooring, electric cooker and over with extractor above, window and door to rear and radiator.



Modern suite to include; shower cubicle, WC and wash hand basin in vanity, tiled to walls, window to rear and radiator.

Shower room



Bedroom one 13'10" x 10'3" (4.220 x 3.147)



Landing 6'8" x 6'0" (2.057 x 1.854)



Double room with a range of fitted wardrobes, window to front and radiator.



With window to side and attic access.

Bedroom two 11'5" x 9'11" (3.485 x 3.032)



Double room with window to rear, cupboard and radiator.

Bedroom three 7'9" x 7'0" (2.373 x 2.136)



With window to rear and radiator.



Bathroom

Modern fitted suite to include; shower cubicle, housed vanity wash hand basin and WC, fully tiled to walls, window to rear and radiator.

Rear garden



Enclosed long rear garden which is lawned and patio, side access gate and timber shed.



Front garden

Off road parking to front and paved area.

Council tax

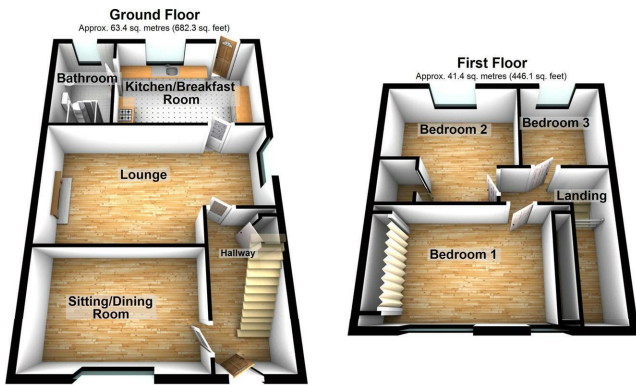
Band:

B

Annual Price:

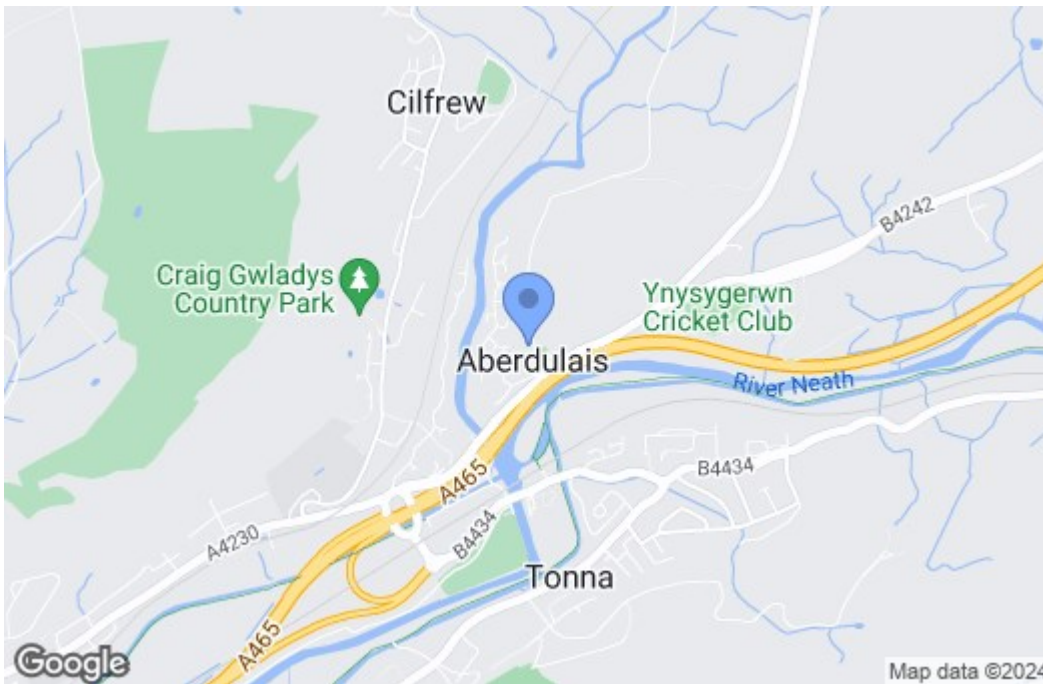
£1,565 (avg)

Floor Plan

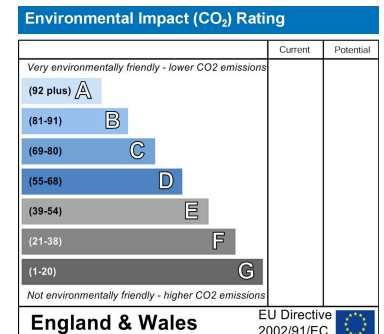
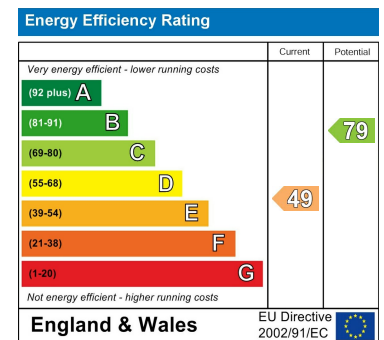


Total area: approx. 104.8 sq. metres (1128.4 sq. feet)

Area Map



Energy Efficiency Graph



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