



59 Ffynnon Dawel, Aberdulais, Neath, SA10 8EN

Offers Over £320,000

Nestled in the charming area of Ffynnon Dawel, Aberdulais, this detached house presents an exceptional opportunity for families seeking a blend of comfort and convenience. With easy access to the M4 corridor, local schools, and colleges, this property is ideally situated for both commuting and family life. Upon entering, one is greeted by a spacious and versatile layout that is perfect for modern living. The ground floor boasts two generous reception rooms, providing ample space for relaxation and entertaining. The heart of the home is undoubtedly the contemporary high-gloss fitted kitchen, which comes complete with built-in appliances, ensuring that culinary enthusiasts will feel right at home. A separate utility room and a convenient ground-floor cloakroom add to the practicality of this delightful residence. The first floor features four well-proportioned bedrooms, including an en-suite shower room attached to the main bedroom, offering a private retreat for parents. A stylish family bathroom serves the remaining bedrooms. Externally, the property is equally impressive, with well-maintained rear gardens that provide a lovely outdoor space for children to play or for hosting summer gatherings. Off-road parking at the front adds to the convenience of this splendid family home. Moreover, the property is located on the fringe of a stunning waterfall attraction, enhancing the natural beauty of the surroundings.

Main dwelling

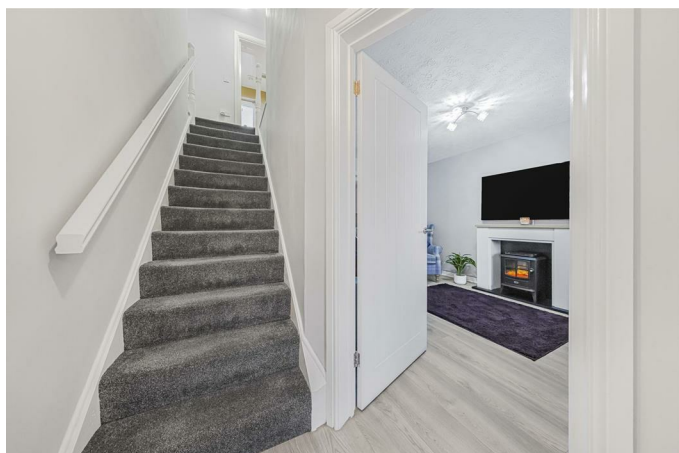


Entrance hallway 12'10 x 4'74 (3.91m x 1.22m)



Stairs to first floor and radiator.

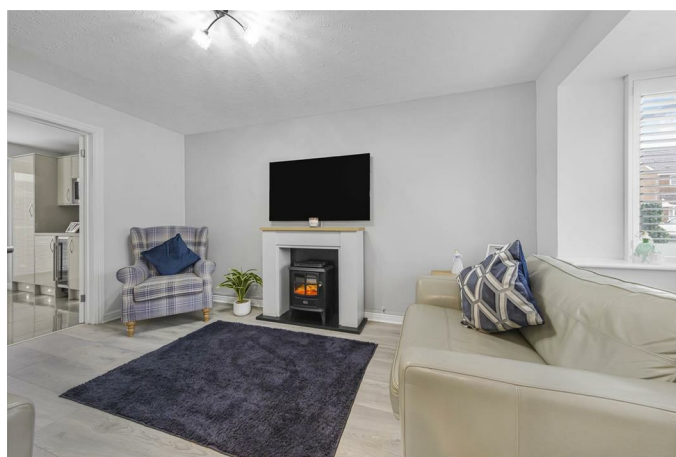
Stairs to first floor



Lounge 16'2 x 10'68 (4.93m x 3.05m)



A spacious lounge featuring a charming box bay window to the front, allowing for plenty of natural light. The room boasts stylish laminate flooring and is complemented by a radiator for added comfort. Double glass-panel French-style doors lead seamlessly into the kitchen/breakfast room, creating an open and airy feeling.





Kitchen/breakfast room 19'81 x 8'95 (5.79m x 2.44m)



A high-quality fitted kitchen featuring sleek high-gloss fronted units with chrome handles and stylish tiling above the worktops. The space includes a convenient breakfast bar and an array of built-in appliances, such as a housed microwave, integral fridge freezer, and a full-size ladder cupboard. A 5-ring gas hob with oven and extractor hood sits at the heart of the kitchen, complemented by a built-in wine rack. Under-cabinet and kickboard lighting enhance the modern aesthetic. Additional features include a sink drainer with mixer taps, an understairs cupboard for extra storage, and durable laminate flooring. A door leads to the utility room and second reception, while a rear-facing window and radiator complete the space.



Kitchen/breakfast room



Utility room 5'47 x 4'86 (1.52m x 1.22m)



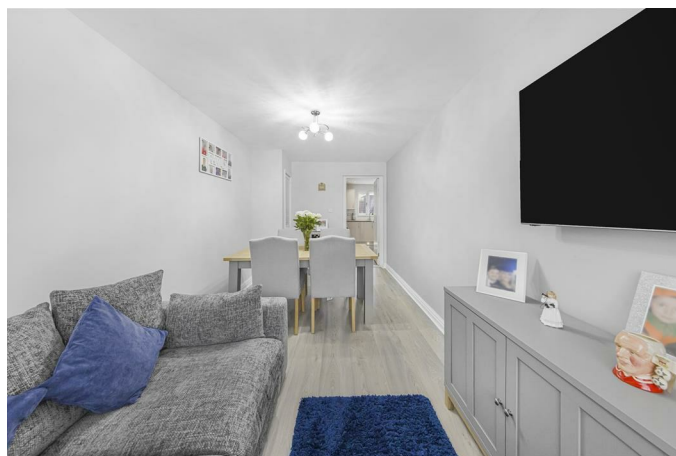
Designated space for a washing machine and tumble dryer, complemented by sleek high-gloss floor tiles. An access door leads to the rear for added convenience.

Cloakroom 5'52 x 3'67 (1.52m x 0.91m)



A modern suite comprising a low-level WC, a slimline sink with an integrated towel holder and a stylish waterfall feature tap. The space is enhanced by high-gloss tiles, a radiator for comfort, and a rear-facing window for natural light.

Second reception 11'70 x 8'40 (3.35m x 2.44m)



A beautifully converted garage, now serving as a stylish second reception room. This inviting space features a box window to the front, allowing for plenty of natural light, complemented by laminate flooring for a modern touch. A storage cupboard houses the gas combi boiler, while a radiator ensures warmth and comfort.



Bedroom one 19'50 x 9'42 (5.79m x 2.74m)

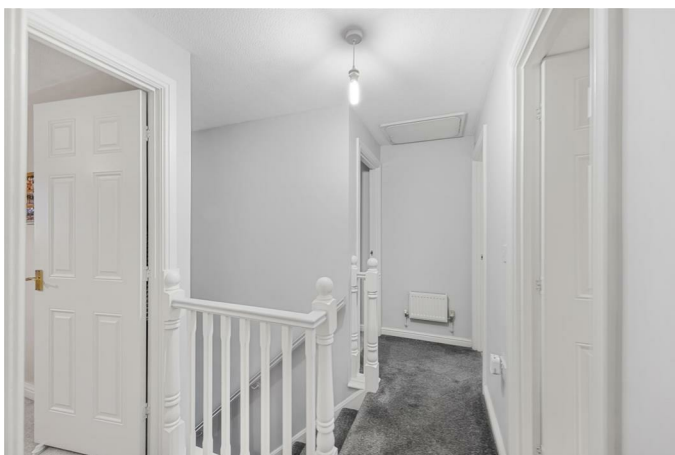


A spacious bedroom featuring built-in wardrobes for ample storage and a private en-suite shower room. A front-facing window allows natural light to fill the space, while a radiator.

En-suite 5'54 x 5'33 (1.52m x 1.52m)



Landing 9'90 x 5'58 (2.74m x 1.52m)



A modern suite featuring a sleek shower cubicle, housed WC, and a pedestal wash hand basin. The space is enhanced by a wall-mounted towel rail, PVC-clad ceiling with spotlights, and a side-facing window for natural light.



Bedroom two 11'83 x 10'67 (3.35m x 3.05m)



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



Bedroom three



Double room with window to rear and radiator.

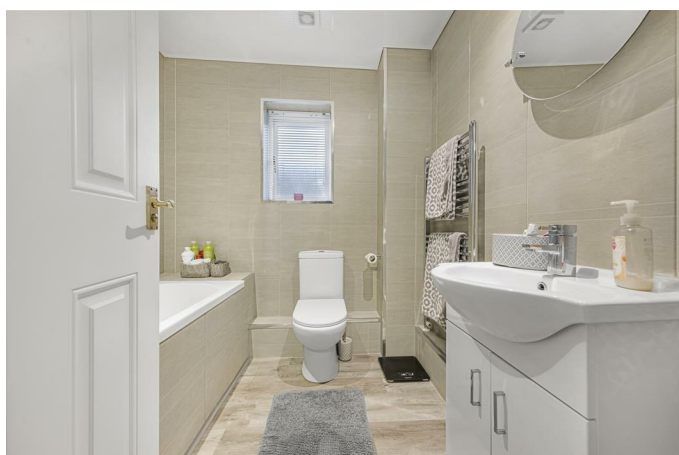


Bedroom four 10'17 x 8'9 (3.05m x 2.67m)



With window to rear, recess with shelves for storage and radiator.

Family bathroom



Modern fitted suite to include, panel bath with shower over, low level WC, pedestal wash hand basin, cushion flooring, window to rear and radiator.

Rear garden



An enclosed, level rear garden featuring feather-edged fencing panels for privacy. The outdoor space includes a patio area and designated decking areas, perfect for relaxing or entertaining. Additional benefits include side access, an outside water tap, and a motion-sensor light for added convenience."





BT
Sky

Council tax
Council Tax
Band:
E
Annual Price:
£2,788 (min)

Council tax

Front garden

Off road parking for three vehicles.

Drone

Drone

Services

Conservation Area

No

Flood Risk

No Risk

Floor Area

0 ft 2 / 0 m 2

Plot size

0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Superfast

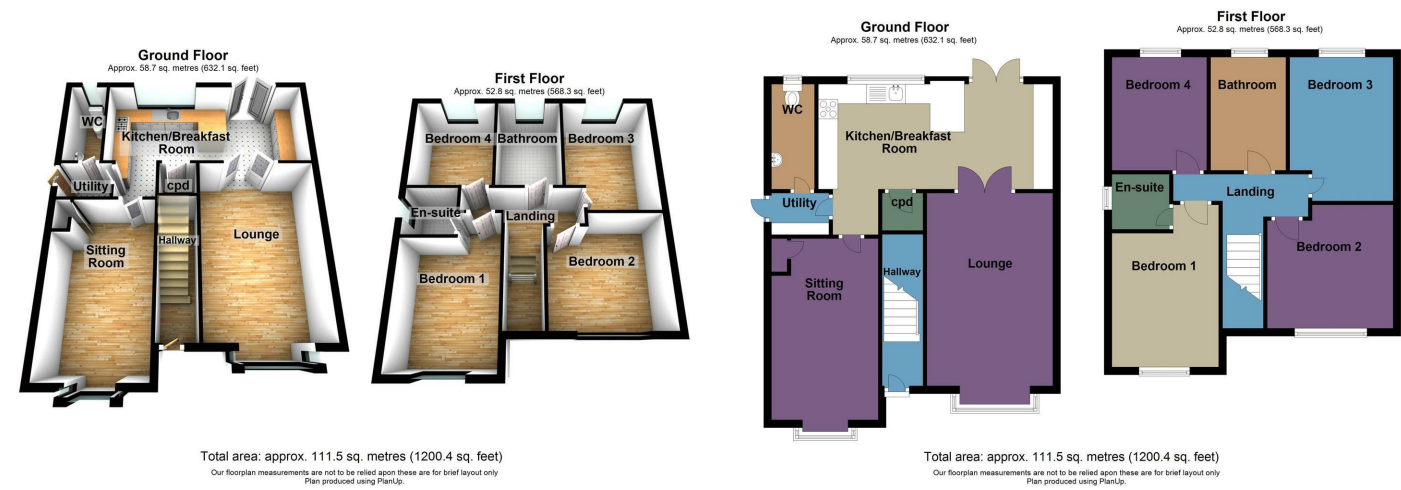
43 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

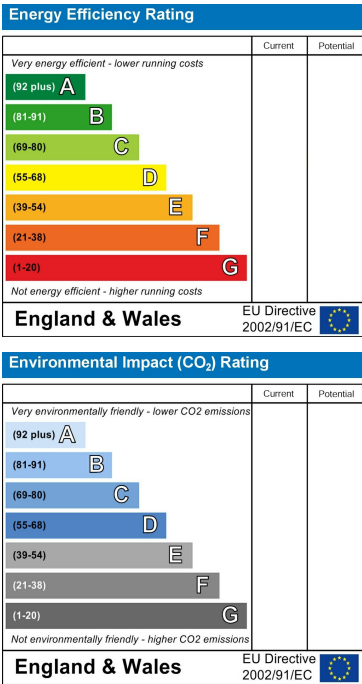
Floor Plan



Area Map



Energy Efficiency Graph



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