



31 Brynawelon, Neath, SA10 9PP

Offers In The Region Of £106,995

Nestled in the picturesque Upper Dulais Valley, Coelbryn enjoys stunning views over the southern slopes of the Brecon Beacons. The area offers excellent road links to the Heads of the Valleys and the M4 corridor, as well as highly rated local restaurants, scenic country walks, and breath-taking waterfalls. This spacious semi-detached family home features oil central heating, a lounge, kitchen, two bedrooms, and a family bathroom. The enclosed rear garden includes a lawn, patio area, and convenient rear lane access. Offered for sale with no onward chain and immediate vacant possession, the property requires modernisation but presents a fantastic opportunity with great potential.

Main dwelling



Enter via Upvc door into hallway.

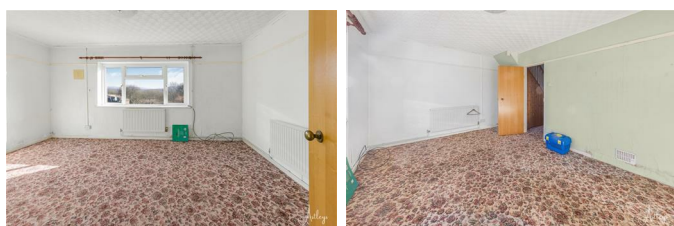
Hallway



Stairs to first floor and radiator.

Hallway

Lounge 16'61 x 11'03 (4.88m x 3.43m)



Spacious lounge with lovely views in the distance and overlooking the rear garden. Window to rear and radiator.

Lounge

Kitchen 12'22 x 8'41 (3.66m x 2.44m)



The kitchen would require modernisation however a spacious room with a pantry, window to front and side access door.

Kitchen

Landing 6'34 x 4'49 (1.83m x 1.22m)

Bedroom one



Good size bedroom with two windows to front, walk-in-storage cupboard and radiator.

Bedroom one



Family bathroom



Bedroom two 10'73 x 10'41 (3.05m x 3.05m)



Double room with views over the garden, window to rear and radiator.

Bedroom two

Family bathroom 9'62 x 5'92 (2.74m x 1.52m)



Fitted suite to include'; panel bath, pedestal wash hand basin, cupboard, low level WC, part tiled and window to rear.

Rear garden



Long and enclosed rear garden with lawn area and patio and some mountain views in the distance. There are outhouses which is great for storage.

Rear garden



Rear garden



Front garden



Drone



Services

Conservation Area No
Flood Risk England Only

Mobile coverage EE/Vodafone/Three
O2/Broadband

Basic/1 Mbps
Superfast/44 Mbps
Satellite / Fibre TV Availability

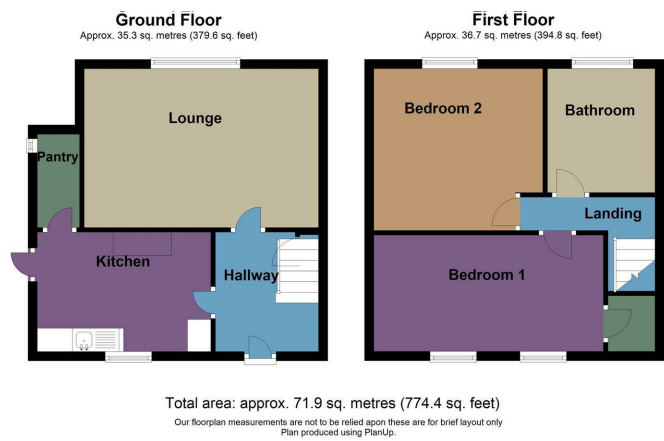
BT
Sky

Council tax

Powys
Council Tax
Band:

A
Annual Price:
£1,369 (avg)

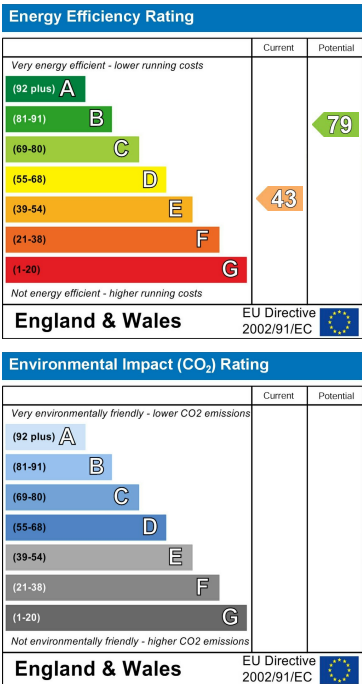
Floor Plan



Area Map



Energy Efficiency Graph



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