



32 Pen Y Bryn, Neath, SA11 3JS

Offers In The Region Of £139,950

Exciting Renovation Opportunity – Three-Bedroom Property with Generous Gardens

This vacant and chain-free three-bedroom property offers an excellent opportunity for those looking to renovate and create a unique home. With an interesting and flexible layout, the property has great potential for transformation to suit a variety of needs.

Set within large gardens featuring mature shrubs and established trees, the outdoor space provides a peaceful retreat as well as scope for further development. Covered outbuildings attached to the main property add valuable storage or workshop potential.

Located with easy access to the M4 corridor, this property combines rural charm with commuter convenience. A fantastic project for investors, developers, or buyers seeking a home to make their own.

Main dwelling



Hallway 12' x 3'6 (3.66m x 1.07m)



UPVC front door, radiator and understairs storage.

Lounge 18'6 x 11 (5.64m x 3.35m)



Fireplace, bay window to the front and window to the back, two radiators.



Dining room 8'4 x 11 (2.54m x 3.35m)



Patio doors out to the garden, radiator and fireplace.



Kitchen 6'6 x 9'5 (1.98m x 2.87m)



Range of white wall and base units with black work top, stainless steel sink and drainer, two windows to side and door to the side with lino flooring.



Landing



Window to the side.

Bedroom 1 9'9 x 13'6 (2.97m x 4.11m)



Window to the side, radiator, coving and built in cupboard.

Bedroom 2 9'9 x 11 (2.97m x 3.35m)



Window to the back, coving, radiator and cupboard housing the boiler.

Bedroom 3 9 x 10 (2.74m x 3.05m)



Window to the front and coving.

Bathroom 7'9 x 10 (2.36m x 3.05m)



Lino on the floor, shower, w/c and sink with storage cupboard and window to the side.

Outbuilding



Covered area with two outbuildings and an additional room with w/c.

Outbuilding



Garden



Large garden with mature shrubs and trees and side access, patio area and lawned areas.

Drone



Agents notes

Neath Port Talbot Council Tax Band :B

Annual Price: £1,898

Agents notes

Conservation Area :

No

Flood Risk:

River : Very low

Seas : Very low

Plot size:

0.16 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

2 Mbps

Superfast

45 Mbps

Ultrafast

1800 Mbps

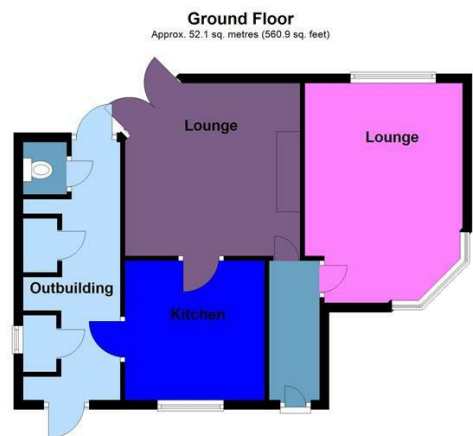
Satellite / Fibre TV Availability:

BT

Sky

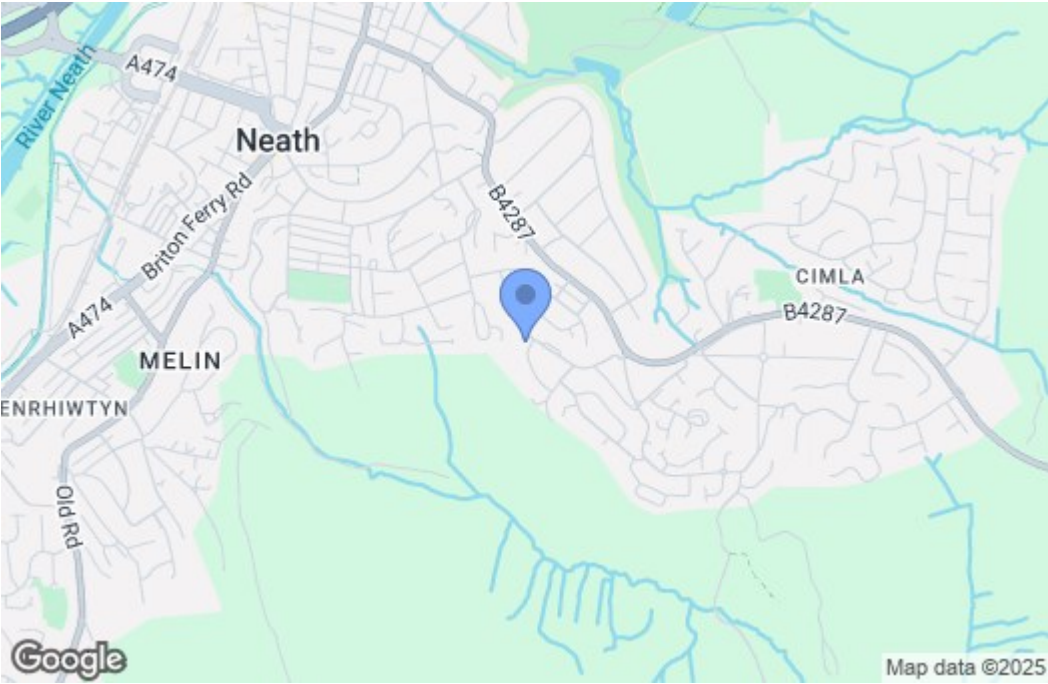
Virgin

Floor Plan

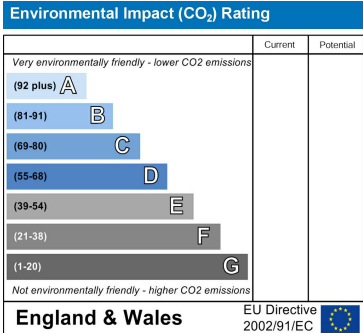
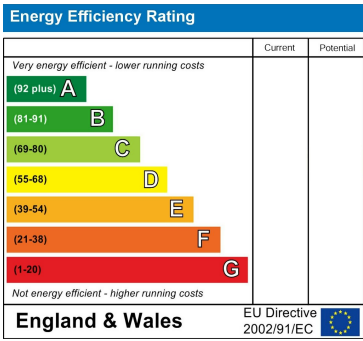


Total area: approx. 92.5 sq. metres (995.6 sq. feet)

Area Map



Energy Efficiency Graph



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