



## 24c Fforest Hill, Aberdulais, Neath, SA10 8HD

**£364,950**

This beautifully presented detached family home offers generous living space throughout. The heart of the property is the stunning kitchen, featuring two double ovens (including an air fryer), a central island, dining area, and a separate utility room. The ground floor also boasts two reception rooms, a cloakroom, and excellent flow for family living and entertaining. Upstairs, you'll find four double bedrooms, including a main bedroom with en-suite, plus a stylish family bathroom. Outside, the large rear garden is set across two tiers with a lawned area, two patio spaces, a summer house, and plenty of room for relaxation or play. The garage is currently used as a gym and for storage. To the front, there are attractive gardens and ample off-road parking. Located on the doorstep of the breathtaking Waterfall Country and scenic canal walks, this home combines modern family comfort with an idyllic lifestyle setting.



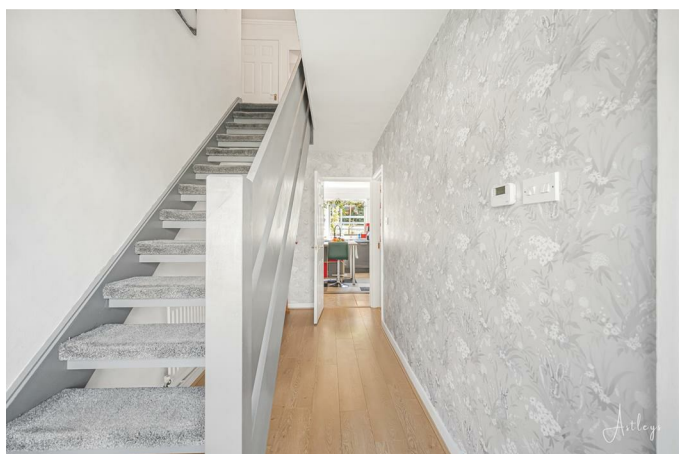
## Main dwelling



## Main dwelling

Enter via Upvc door into hallway;

**Entrance hallway 13'1 x 5'10" (3.99m x 1.78m)**



Spacious hall with stairs to first floor, laminate flooring and radiator.

## Cloakroom



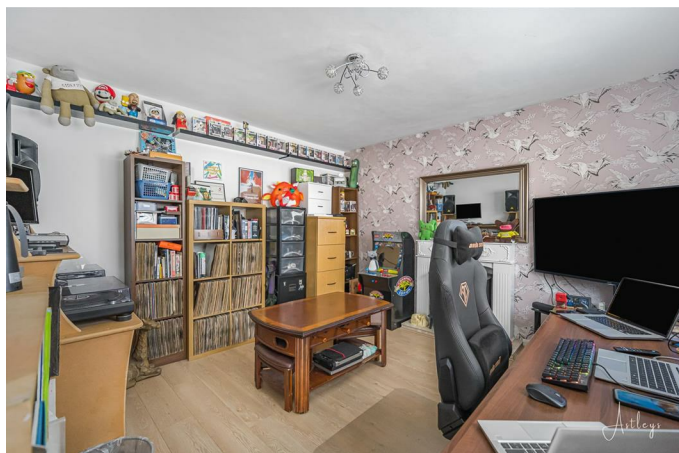
Low level WC, vanity wash hand basin, plenty of storage cupboards, window to side and radiator.

**Living room 15'11" x 14'3" (4.86 x 4.35)**

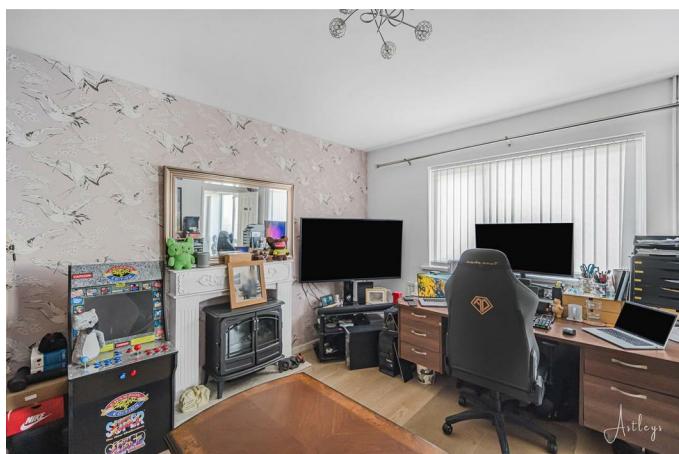


With window to front, laminate flooring, feature fireplace, double doors leading into the kitchen/family room.

### Lounge 12'7" x 12'3" (3.85 x 3.75)



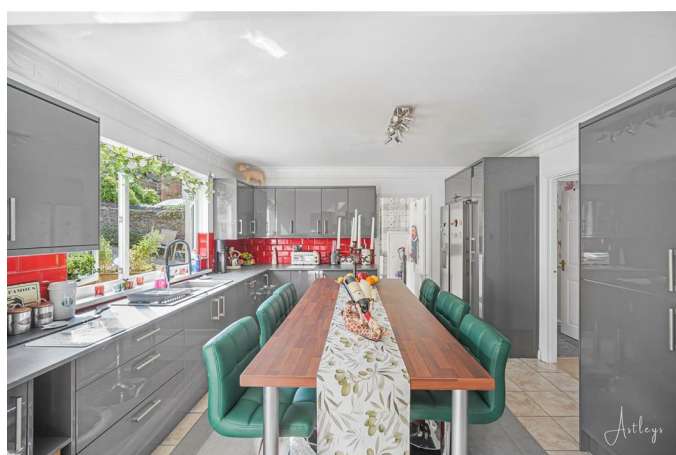
Spacious lounge with laminate flooring, feature fireplace, laminate flooring, window to front and radiator.



### Kitchen/family room



A stunning high-gloss fitted kitchen designed with both style and functionality in mind. The central island offers additional storage and incorporates twin wine racks, creating a perfect space for entertaining. Cooking is elevated with two built-in self-cleaning double ovens and grills, a built-in air fryer, and a six-ring hob complemented by a black gloss extractor fan and glass splashback. Practical storage solutions include a 2 built-in larder cupboard, while there is ample room for an American-style fridge freezer. The composite sink and drainer is enhanced by Franke-style taps with a pull-out spray head. The kitchen is beautifully finished with tiled splashbacks above the worktops and fully tiled flooring. French doors open directly onto the patio area, with a separate door leading conveniently into the utility room.







**Landing area 18'11" x 8'0" (5.79 x 2.45)**



**Lovely spacious hallway with window to front and radiator.**

**Bedroom one 15'11" x 14'2" (4.86 x 4.34)**



**Utility room 320 x 226 (97.54m x 68.88m)**



**Double room with window to front, door to en-suite and radiator.**



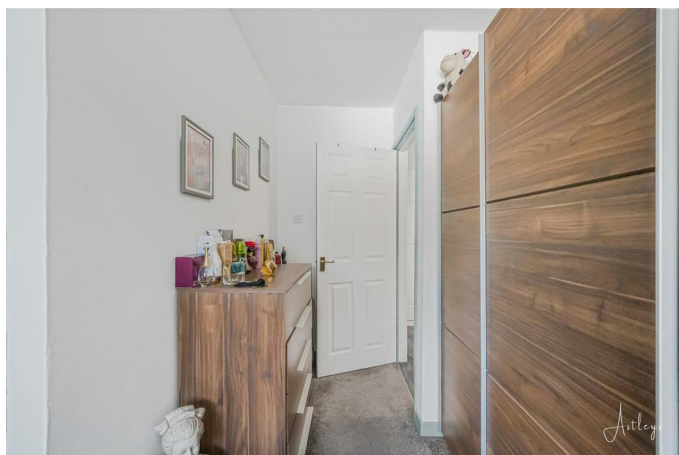
**With door and window to rear, built-in-cupboard, room for washing machine and tumble dryer, housed wall mounted combi Worcester boiler and radiator.**



**En-suite 7'11" x 6'5" (2.42 x 1.98)**



Modern suite to include; corner shower cubicle with waterfall style shower and tiled with a feature border, low level WC, vanity wash hand basin, window to side and tower style radiator.



**Bedroom two 12'9" x 11'11" (3.89 x 3.65)**



Double room with window to rear, laminate flooring and radiator.

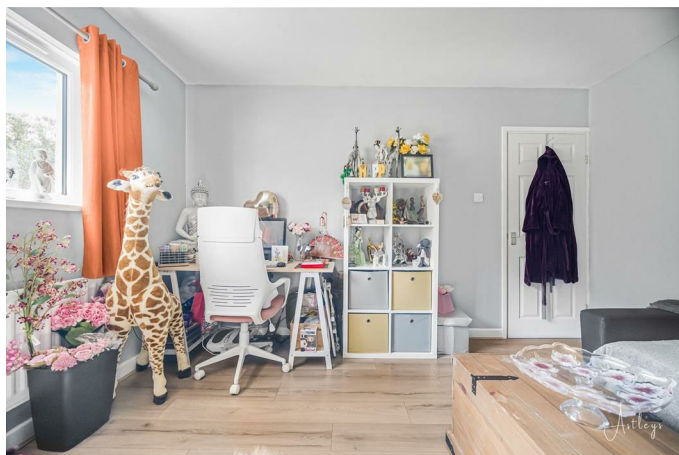




**Bedroom three 12'3" x 12'8" (3.75 x 3.88)**



Double room with window to rear and radiator.



**Bedroom four 12'7" x 12'3" (3.84 x 3.75)**



Double room with laminate flooring, window to front and radiator.

**Dressing room**

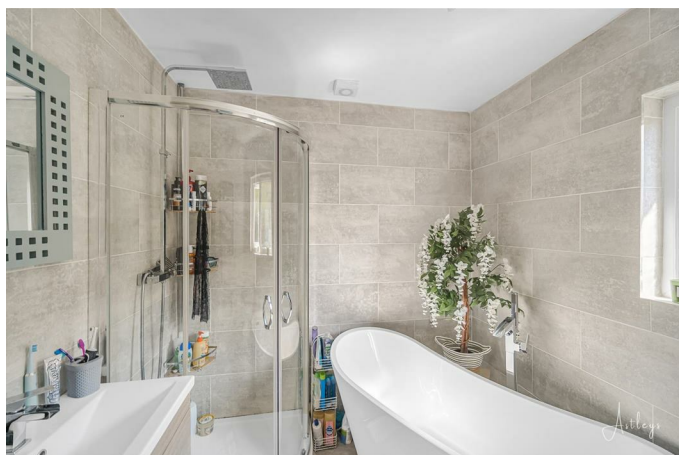




### Bathroom 7'3" x 7'10" (2.21 x 2.41)



Modern suite to include free standing bath with freestanding taps, vanity wash hand basin, corner shower with water fall double head attachment, fully tiled to walls, window to rear and radiator.



### Rear garden



The property occupies a generous three-tier plot offering exceptional outdoor living. A long driveway provides excellent off-road parking, leading to a welcoming patio area, perfect for outdoor dining and entertaining. The second tier boasts a spacious lawned garden, while the top level enjoys a level lawn with summer house and double garage power and light, currently used as a gym and storage, adding practicality and versatility to the space. This beautiful outdoor area provides plenty of room for children to play and explore, as well as being a superb setting for family gatherings or quiet relaxation.

### Rear garden







## Out buildings



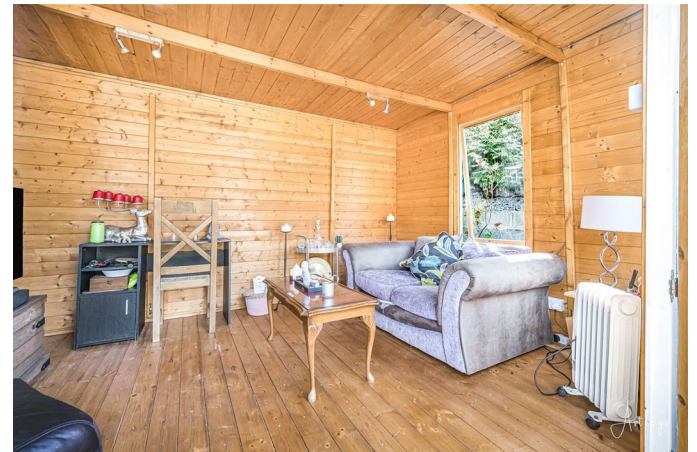




Summer house



Front garden



Garage/Gym





## Drone



## Council tax band

BAND E Council Tax Estimate £2,983

## Services

Floor Area 1,097 ft<sup>2</sup>/ 102 m<sup>2</sup>

Plot Size 0.07 acres

Local Authority Neath Port Talbot

Conservation Area

No

Tenure Freehold

Coverage

Mobile (based on calls indoors)

O2

EE

Three

Vodafone

Broadband (estimated speeds)

Standard 15 mbps

Superfast 53 mbps

Ultrafast 1000 mbps

Satellite & Cable TV Availability

BT

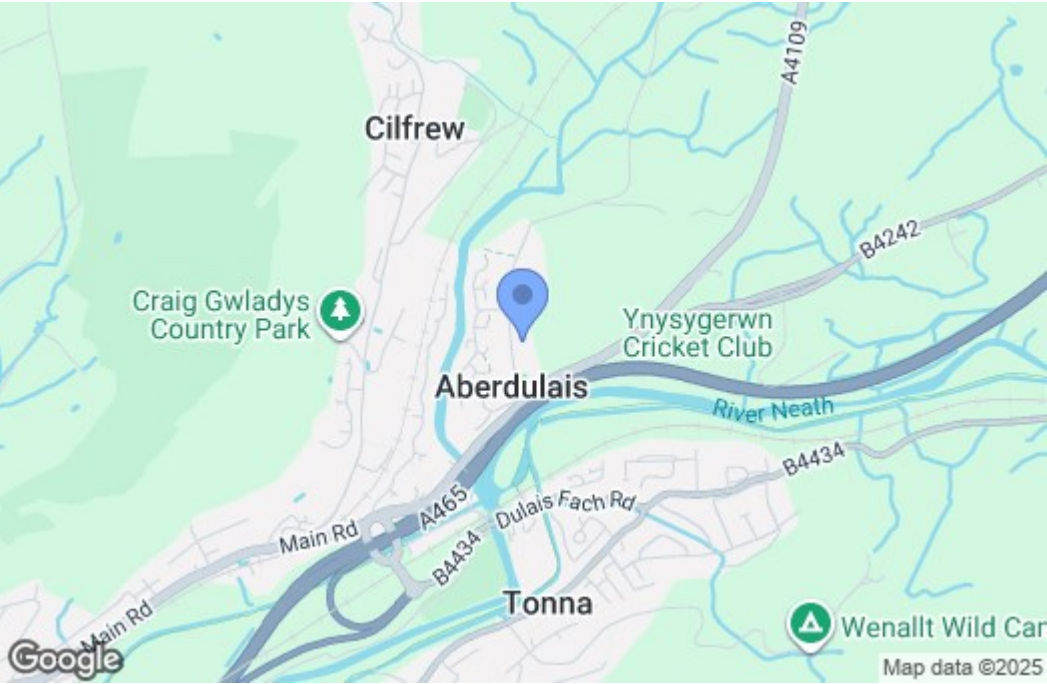
Sky

Virgin

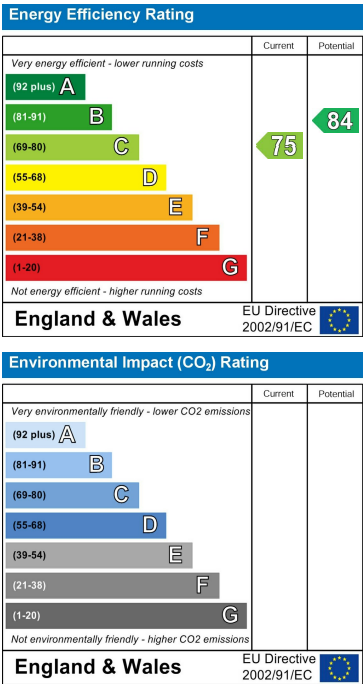
Floor Plan



Area Map



Energy Efficiency Graph



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