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8 Ffynnon Dawel

Aberdulais,

Neath,

SA10 8EQ

8 Ffynnon Dawel

Asking price **Offers in the Region Of £265,000**

An immaculately presented three bedroom link detached family home, situated in the sought after development of Ffynnon Dawel, Aberdulais.

A beautifully presented three bedroom link detached property

Nestled within a quiet cul-de-sac

Located on the sought after Ffynnon Dawel development

Convenient commuter access to the A465 link road and Jct 43 of the M4

Within walking distance to local village amenities and tranquil waterfall walks

Presented to the highest of standards throughout

Master bedroom with private ensuite

Recently landscaped South facing garden

Garden room with separate access

Driveway off road parking





This modern and immaculately presented link detached family home is located within a highly sought residential development of Aberdulais. The development of Ffynnon Dawel is on the periphery of Aberdulais, offering convenient commuter access to the A465 as well as being in walking distance to local amenities and beautiful waterfall walks.

The property is entered via a composite and glazed panel door into an entrance hallway, laid to a light wood effect vinyl flooring. The hallway has the stairs providing access to the first floor accommodation and doorways leading to the lounge and cloakroom. The lounge is located to the front of the property and is a well proportioned space with fitted carpet flooring. There is a window to the front providing light and views of the quiet close. To the rear of the room a set of wooden double doors provide access into the kitchen/diner.

The kitchen/diner is a light and airy space benefitting from a set french patio doors to the rear, giving access and views of the garden, plus a further window within the kitchen area. Within the dining area, a doorway off opens into a useful understairs storage cupboard/pantry. The dining area can comfortably house a large dining table and chairs and the floor has been laid to light wood effect vinyl. Within the kitchen the flooring changes to a ceramic floor tile and the area has been fitted with a range of contemporary base and wall mounted units, with a light laminated worksurface over. The kitchen offers space for fridge/freezer, washing machine, dishwasher, an integrated electric oven with a four burner gas hob over and a sink unit. The cloakroom to the ground floor has been fitted with a white two piece suite comprising; low level WC and a vanity wash hand basin with cupboard storage below. There is a continuation of the same flooring laid as the hallway, a unique decorative feature wall and an obscure glazed window to front.

To the first floor the landing gives access to all three bedrooms, family bathroom and a loft inspection point. The master bedroom is located to the front of the property and is a good sized double bedroom with a

window to front providing light and views of the quiet close and has fitted carpet flooring. Behind the entry door into the room is access to a generous sized storage cupboard with a further doorway giving access to the en-suite shower room. The en-suite has been fitted with a white three piece suite comprising; corner single shower cubicle with mains shower and glazed shower screen, low level WC and vanity wash hand basin with drawer storage below. There is tiling to all walls, ceramic tiled flooring and the room further benefits from an obscure glazed window.

Bedrooms two and three are located to the rear of the property and have fitted carpet flooring and windows positioned overlooking the recently landscaped garden. Bedroom two is a comfortable sized double bedroom and bedroom three is a well proportioned single bedroom. The family bathroom has been fitted with a white three piece suite comprising; panel bath, low level WC and pedestal wash hand basin. There is splashback tiling to all wet areas, marble patterned tile effect vinyl flooring and an obscure glazed window to the side.

Externally the property benefits from a low maintenance front garden, mainly laid to an ornate sandstone chippings that offers additional off road parking. To the side, a tarmac driveway provides off road parking for a second vehicle ahead of the garage. The garage has been sub-divided to create a storage area to the front, accessed via the up and over garage door, with an additional garden room to the rear. The storage section of the garage has fitted base and wall mounted kitchen units providing storage and also benefits from power and lighting. An internal doorway to the rear of the storage room leads into the second part of the garage, converted into a snug garden room. The garden room is fully insulated, benefits from power supply and has UPVC french doors to the rear, allowing for access directly from the enclosed rear garden.

The recently landscaped South facing rear garden is mainly laid to a light grey porcelain tile, with a large, central artificial lawned area. The garden is fully enclosed by feather edge wood fencing and benefits from recessed spotlights along the boundary fence, wall lights and external power supply.





Directions

Sat Nav users SA10 8EQ - The property can be located within the first cul-de-sac on the right hand side upon entering the Ffynnon Dawel development.

Tenure

Freehold

Services

All Mains Services
Council Tax Band D
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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Energy performance certificate (EPC)

Property type	Detached house
Total floor area	74 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

Energy rating and score

The property's energy rating is C, it has the potential to be B.

[See how to improve the property's energy efficiency](#)



The graph shows the property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

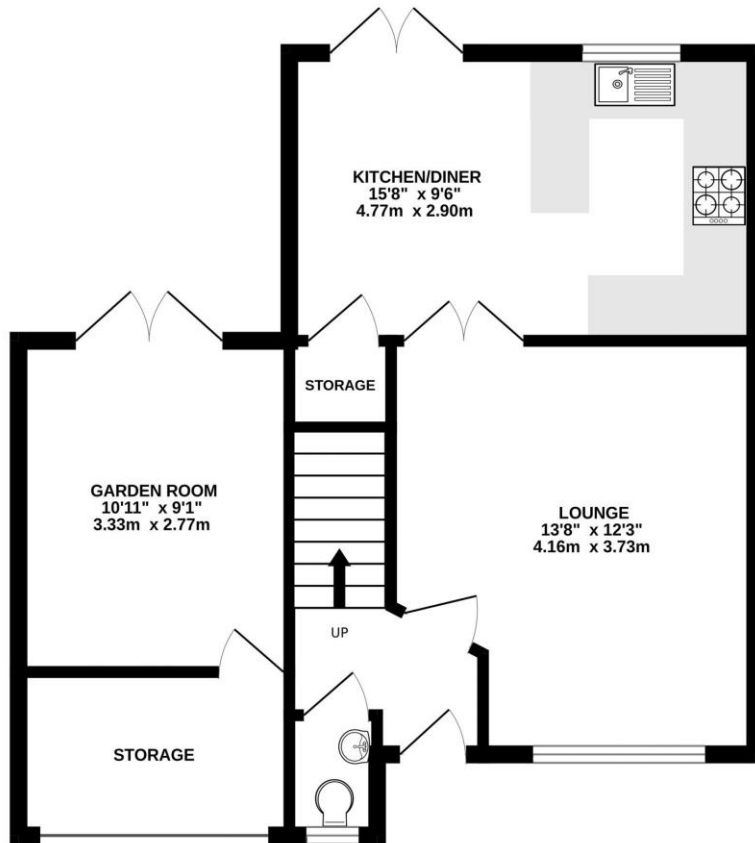
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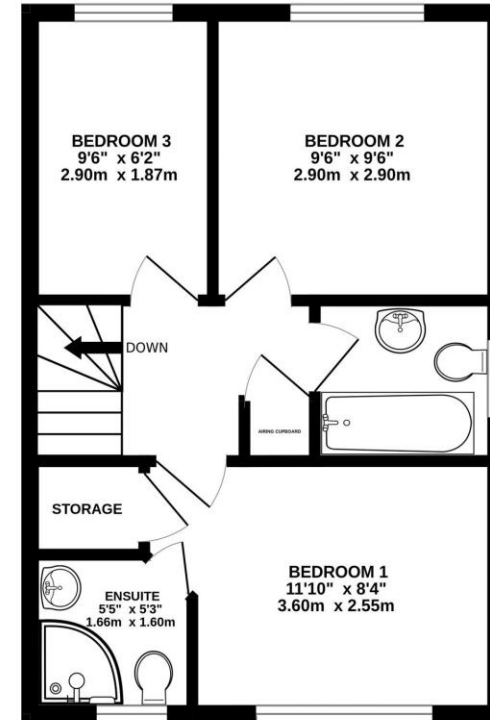
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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