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herbert r thomas

4 Cefn Yr Allt

Aberdulais, Neath, Neath
Port Talbot, SA10 8HE

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FOR SALE VIA AUCTION HOUSE
£75,000

A charming three bedroom end of terrace property requiring significant refurbishment, situated within a sought after and peaceful area of Aberdulais, Neath.

For sale via Auction House
Wales

Vacant possession

In need of full refurbishment

Sought after location

Gas central heating

Part UPVC double glazing

Three bedrooms plus study
room

Driveway off road parking with
carport

Large rear garden

Contact Hebert R Thomas to
arrange a viewing ahead of
auction



In need of renovation throughout, this three bedroom end of terrace property offers a wealth of potential for investors. The property is positioned on a generous plot within a quiet residential area of Aberdulais and offers excellent commuter access to the A465 and M4.

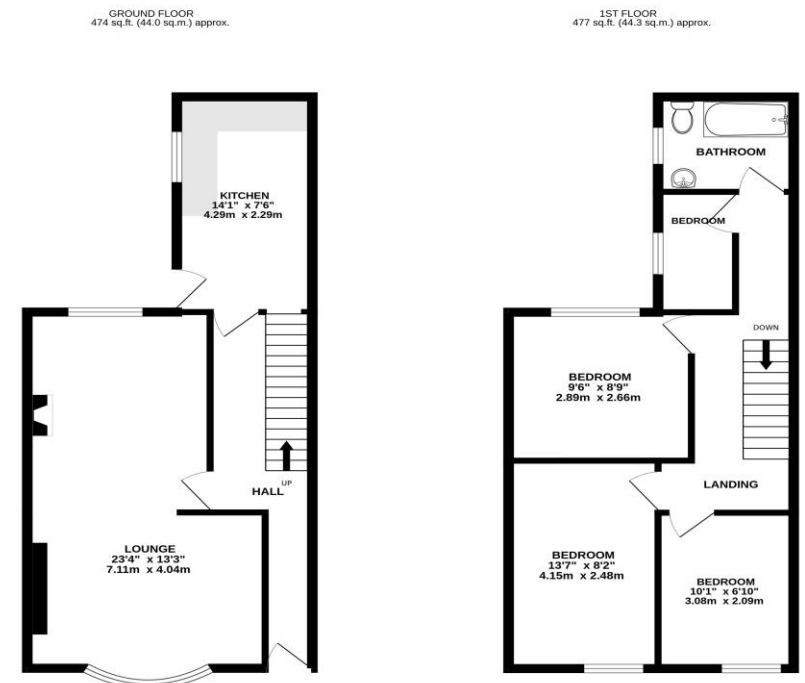
Internally, the property offers a spacious lounge/diner and fitted kitchen with pantry storage to the ground floor. The entrance door and front bow window are fitted with UPVC units. The rear lounge window, kitchen window and rear access door are all wooden framed.

To the first floor there are three bedrooms, a bathroom fitted with a three piece suite and a small study room. Bedrooms one and three benefit from UPVC double glazed

window units with the remaining first floor windows being wooden frames.

Externally, the property occupies a generous plot and benefits from driveway off road parking and a sheltered car port. There is a paved courtyard area to the side, with access to an external store shed.

The remaining garden offers a diverse range of mature plants and shrubs, extending to the rear boundary that backs onto woodland.



GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.

1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



Directions

SATNAV USERS: SA10 8HE

Tenure

Freehold

Services

All mains services
Council Tax Band B
EPC Rating N/A

Viewing strictly by
appointment through
Herbert R Thomas

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**AWAITING
EPC**

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