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herbert r thomas

Brodawel,  
New Road  
Aberdulais, Neath SA10 8HT

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# Brodawel, New Road

Offers In The Region Of

£230,000

Nestled in the idyllic rural setting of Aberdulais is Brodawel, a three bedroom semi detached bungalow with plenty of off road parking and is being sold with no ongoing chain after being owned by the same family since its original

A lovingly maintained three bedroom semi detached bungalow

Situated in the quiet rural village of Aberdulais

Owned by the same family since it's construction in the mid 1920s

Convenient commuter access to the A465

Offroad parking for several cars via front and rear of property plus rear garage

Large private rear garden with a range of mature trees and bushes

Spacious reception room with built in storage

Kitchen with wooden base and wall mounted units and space for freestanding appliances

Being sold with no ongoing chain

Viewings highly recommended









To the front of the property, a half height wall with an opening leads to the front driveway and pathway following on to the front UPVC door. The front garden is laid majority to lawn with hedges either side of the garden.

Upon entering the property, the entrance porch provides access to the spacious reception room and has wood effect tiles laid to the floor. The large reception room features a patterned carpet laid to the floor and two UPVC windows, one to the front and one to the rear garden. There is the benefit of built in storage along with an ornate fireplace with stone effect surround. The reception room provides access to one bedroom and a hallway leading to the rest of the property.

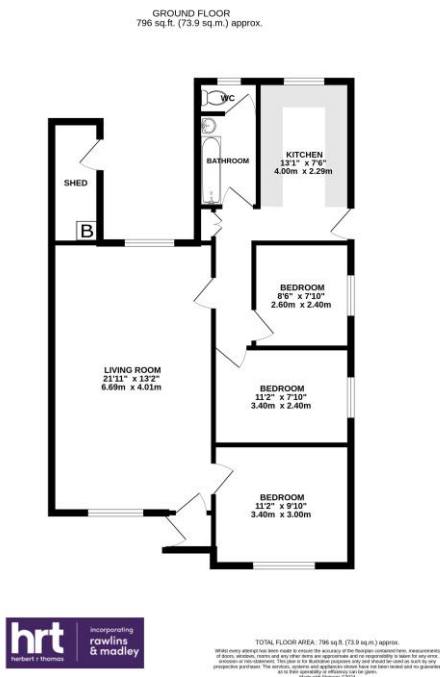
Bedroom one is located at the front of the property and features a UPVC window overlooking the front garden and patterned carpet laid to the floor. Bedrooms two and three are accessible from the rear hallway and both benefit from UPVC windows to the side of the property. Bedroom two features a wood effect vinyl flooring whilst bedroom three features carpet laid to floor.

From the rear hallway, access is also provided to built in storage cupboards, the family bathroom and kitchen. The family bathroom features a matching avocado coloured three piece suite comprising of a panel bath, full pedestal wash hand basin and low level W/C.

There are two obscure glazed UPVC windows, one to the side and one to the rear of the property. Tiles are laid to the floor and walls of the bathroom with the W/C separated from the main bathroom and accessed via an opening.

The kitchen features a range of matching wooden and partially glazed base and wall mounted units with a laminate worksurface over. There is space for a free standing cooker, washing machine and fridge freezer. The kitchen benefits from tiled flooring and tiles to the walls with a stainless steel sink and drainer below a large UPVC window overlooking the rear garden. The kitchen provides access to the garden via a partially glazed UPVC door.

To the rear of the property, the spacious and private garden is made up of two levels. The first level wraps around the property and provides access to the outhouse that houses the Baxi combination boiler and features additional storage space for the property. A pathway also leads to the side of the property which is enclosed by a full height wrought iron gate and follows on to the front garden and driveway. The second level is accessed via a set of steps and is laid majority to lawn with a concrete pathway leading to a half height wrought iron gate at the very end of the garden. There are a range of mature shrubs, bushes and trees including an apple tree and hydrangea. There is the benefit of a green house, rear garage with traditional up and over style door and rear parking for up to four to five cars. This is accessed via a side lane to the left of the property.







## Directions

SATNAV USERS: SA10 8HT

## Tenure

Freehold

## Services

Water, Electric, Gas and Septic Tank for drainage.

Council Tax Band C

EPC Rating D

Viewing strictly by appointment through  
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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

Broomfield Bungalow New Road Aberystwyth RD10WY SA10 8HT	Energy rating <b>D</b>	Valid until: 3 September 2034 Certificate number: 0360-2176-5480-2604-1065
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Property type	Semi-detached bungalow
Total floor area	72 square metres

### Rules on letting this property

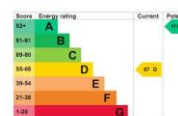
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the requirements and exemptions](https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions) (<https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions>).

### Energy rating and score

This property's energy rating is D. It has the potential to be A.

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



The graph shows this 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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0360-2176-5480-2604-1065/print.html>

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**RICS**

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.



