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11 Khartoum
Terrace
Onllwyn
Neath
SA10 9HG

11 Khartoum Terrace

Asking price **£195,000**

Nestled in the idyllic rural setting of Onllwyn, with picturesque hillside views to the rear and beautiful countryside walks accessible close by, is this lovingly maintained and deceptively spacious three bedroom detached bungalow, offering ample off road parking, an impressive thirty foot kitchen/diner and a large private enclosed level garden.

A lovingly maintained three bedroom detached bungalow

Situated in the quiet rural village of Onllwyn

Offering convenient commuter access to the A465

Spacious reception room with focal fireplace

Impressive size kitchen/diner offering an abundance of storage

Large four piece bathroom suite

Full UPVC double glazing and modern gas combination boiler

Offroad parking for several cars via front an enclosed driveway

Large, level private rear garden

Basement workshop, ideal for storage





The property is entered via UPVC and glazed panel door into the entrance porch, with a further internal wooden and glazed panel door opening onto the entrance hallway.

The central hallway has been fitted with laminate wood flooring and gives access to all three bedrooms, the lounge, the kitchen/diner and the family bathroom.

The bright and spacious lounge is located to the front of the property, featuring windows to both the front and side elevations.

It offers laminate wood flooring, a focal feature fire place to one wall with an ornate wooden surround and an open recessed fireplace space to the rear wall, ideal for installing a feature stove burner.

A doorway to the rear of the lounge leads through into the kitchen/diner

The impressive thirty foot long kitchen/diner has been fitted with a matching range of wooden base, larder and wall mounted units, with a dark laminated worksurface over.

It offers an alcove storage area with display cabinets, provides space for two appliances, has windows to the side and rear, a stainless steel sink unit and provides room from a free standing range cooker/stove. The room benefits from tile effect vinyl flooring throughout and has doorways at either end, one leading back to the inner hallway and the second giving access into the utility room. The utility room has a window and door to the rear allowing access to the garden, benefits from half height tiled walls and tiled flooring and has a doorway to the side leading through to a cloakroom.

The bedroom accommodation comprises of one large double bedroom and two comfortable sized double bedrooms. Each of the bedrooms offer windows, laminate wood flooring and share the use of the family bathroom.

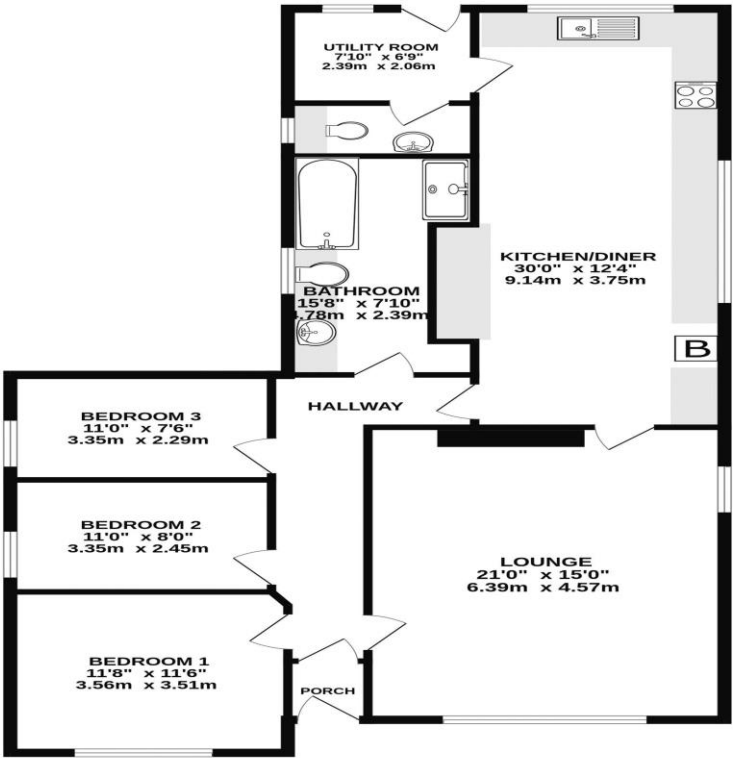
The bathroom has been fitted with a four piece suite comprising; fitted double shower cubicle, panel bath, low level WC with built in hidden cistern and a vanity wash hand basin. It benefits from half height wall tiling to all wet areas, tiled flooring and offers a window to the side.

Outside to the front of the property, a low maintenance courtyard garden is enclosed by a half height stone wall and wooden picket gate. The courtyard is mainly laid to ornate slate chippings, with a central paved pathway leading to the front door and meandering stepping stone leading to a side brick pavia driveway. The driveway extends to the full length of the property and features tall wooden double gates offering privacy and security to the rear garden.

The rear garden is a large, level area to enjoy, bordered by feather edge wood fencing and is mainly laid to lawn. To the opposite side of the property from the driveway, a pathway leads to an external door giving access into the workshop basement area.

The workshop features a window providing natural light and has previously benefited from power supply. It now makes for a useful storage area or potting shed.

GROUND FLOOR
1244 sq.ft. (115.6 sq.m.) approx.



TOTAL FLOOR AREA : 1244 sq.ft. (115.6 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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Directions

SAT NAV users SA10 9HG

Tenure

Freehold

Services

All main services and metered.

Council Tax Band B

EPC Rating C

Viewing strictly by
appointment through
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Energy performance certificate (EPC)		
13 Rhododendron Terrace Cefnau SA10 9HG	Energy rating C	Valid until 14 August 2022
		Certificate number 8702-2862-8802-1158-0302
Property type Detached house		
Total floor area 129 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 regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).		
Energy rating and score		
This property's energy rating is C. It has the potential to be B.		
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.		
See how to improve this property's energy efficiency.		
Score	Energy rating	Current Potential
92-101	A	
81-91	B	
69-80	C	
55-68	D	
46-54	E	
35-45	F	
1-34	G	
		100 %

<https://find-an-energy-certificate.service.gov.uk/energy-certificates/8702-2862-8802-1158-0302?print=true>

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