

**Prices Row
Coelbren
Neath
Neath Port Talbot.**

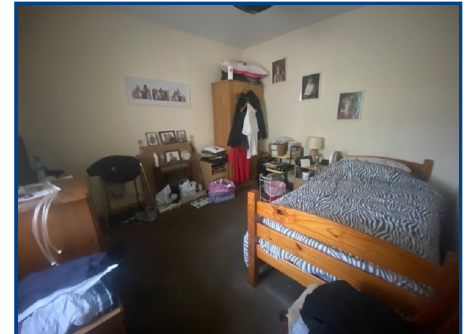
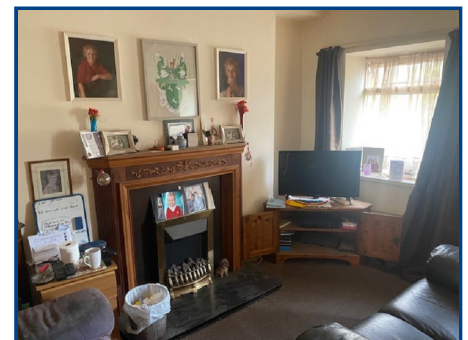
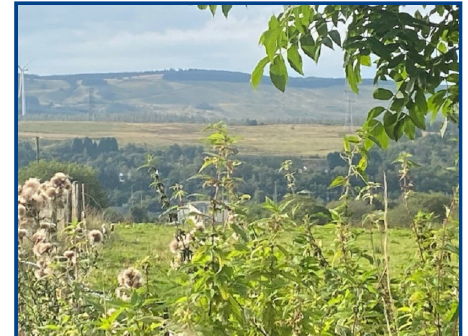
Offers Over **£90,000**



- MID TERRACE COTTAGE
- IDEAL AIR B&B INVESTMENT OPPORTUNITY
- SITUATED IN THE BRECON BEACONS NATIONAL PARK
- 2 DOUBLE BEDROOMS
- MODERNISING REQUIRED
- TENANT CURRENTLY IN SITU ACHIEVING £400.00 PCM

General Description

**IDEAL AIR B&B INVESTMENT OPPORTUNITY!
SITUATED IN THE BRECON BEACONS NATIONAL PARK!
CALL FOR MORE INFORMATION!**



EPC Rating: E48

Property Description

IDEAL AIR B&B INVESTMENT OPPORTUNITY!
SITUATED IN THE BRECON BEACONS
NATIONAL PARK!

Mid terrace 2 bedroom cottage situated in Prices Row Coelbren. Property offers; Entrance to lounge, sitting room, kitchen / diner, bathroom & utility room to the ground floor. 2 Double bedrooms to the 1st floor. Rear enclosed well maintained garden with mountainside view. There is a tenant currently in situ, achieving £400.00 per calendar month. Call us today to book a viewing....

Lounge (11' 08" x 11' 04") or (3.56m x 3.45m)

Entrance to Lounge. Window to the front, staircase to the 1st floor, radiator.

Sitting Room (11' 07" x 10' 04") or (3.53m x 3.15m)

Window to the front, tiled feature fireplace, solid fuel fire, radiator.

Kitchen (12' 00" x 10' 00") or (3.66m x 3.05m)

Window to the rear, wall & base fitted units, sink unit, free standing oil central heating boiler, radiator.

Inner Hall

Doors leading to;

Bathroom (6' 08" x 4' 01") or (2.03m x 1.24m)

Frosted window to the side, panelled bath, hand basin, low-level WC, radiator.

Utility Room (9' 11" x 7' 05") or (3.02m x 2.26m)

Window & door access to the rear. Plumbing for a washing machine, space for fridge freezer. Plumbing is still there for a WC.

First Floor Accomodation

Landing area, doors leading to;

Bedroom One (11' 09" x 10' 08") or (3.58m x 3.25m)

Window to front & rear, radiator.

Bedroom Two (11' 08" x 7' 11") or (3.56m x 2.41m)

Window to front & rear, radiator.

External

Enclosed rear garden, benefiting from timber shed, loose stone area with artificial grass leading to spacious lawn with mature shrubs, apple tree, pond & oil tank. Mountainside views.



Important notice

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.