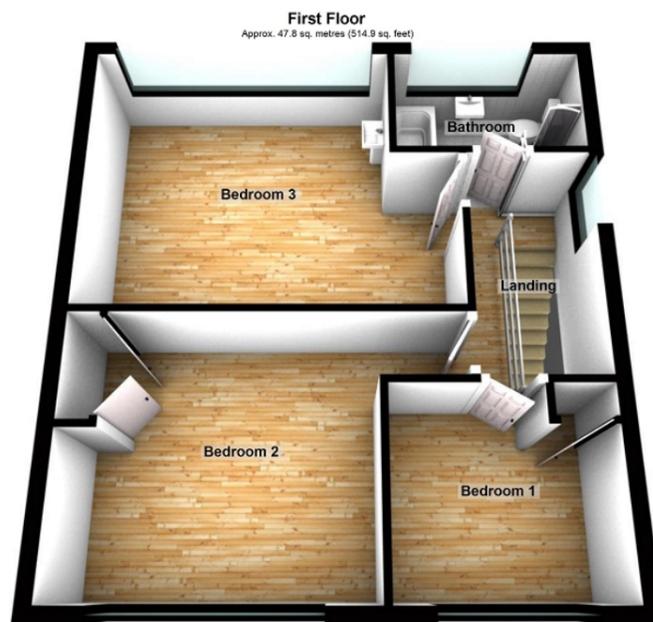


Total area: approx. 112.3 sq. metres (1209.2 sq. feet)



**Cefn Yr Allt
Aberdulais
Neath
Neath Port Talbot.**

Price **£210,000**

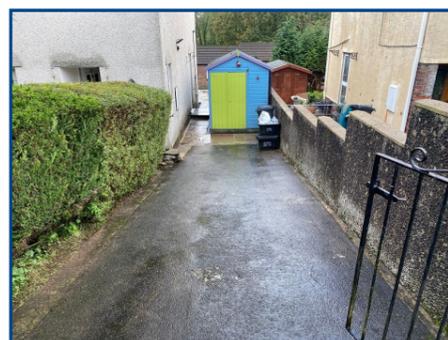


- DETACHED PROPERTY
- 3 BEDROOMS
- OPEN PLAN LOUNGE/DINER
- CONSERVATORY
- FAMILY HOME
- DRIVEWAY
- CORNER PLOT
- NO CHAIN

General Description

IDEAL FAMILY HOME!!..
Here at Clee's we offer to the market this 3 bed detached property, located in Aberdulais, Neath.
Give us a call to book in your viewing!..

EPC Rating: D61



Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

Important notice
Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.

Property Description

Here at Clees we offer to the market this 3 bed detached property, located in Aberdulais, Neath. The property offers; Entrance to the hallway, doors leading to cloakroom, lounge/diner, conservatory and kitchen to the ground floor. Stairs leading to the first floor accommodation, three double bedrooms and family bathroom to the first floor. Easy access to the A465 and M4 corridor, close to local amenities, half an hour drive to the beautiful mountains in the Brecon Beacons and the Gower peninsular. Give us a call today to book in your viewing!...

Porch (2' 7" x 2' 7") or (0.80m x 0.80m)

Open porch, tiled flooring. Leading to.

Hallway (12' 10" x 6' 3") or (3.90m x 1.90m)

Entrance to hallway, Consumer unit above door, space for tumble dryer under the staircase, radiator and laminated flooring. Doors leading to.

Cloakroom/W.C. (3' 3" x 2' 4") or (1.0m x 0.70m)

Frosted window to the front, small square hand basin, WC, partially tiled walls and tiled flooring.

Lounge / Diner (12' 2" x 25' 7") or (3.70m x 7.80m)

Large front window, gas fire place, radiators and laminated flooring.

Conservatory (11' 10" x 11' 6") or (3.60m x 3.50m)

Half window and brick with French doors leading to the garden, solid roof and spotlights. Tiled flooring.

Kitchen (8' 10" x 9' 6") or (2.70m x 2.90m)

Window to the rear, wall and base fitted units, electric oven, cooker and extractor above. Plumbing for washing machine and a dishwasher, under stair storage and tiled walls and flooring.

First Floor Accommodation (9' 6" x 5' 11") or (2.90m x 1.80m)

Stained frosted window to the side of the property, access to the loft. Doors leading to.

Bedroom 1 (8' 2" x 8' 10") or (2.50m x 2.70m)

Wide window to the front of the property, radiator.

Bedroom 2 (11' 2" x 12' 6") or (3.40m x 3.80m)

Wide window to the front of the property, airing cupboard with gas central heating boiler, radiator.

Bedroom 3 (12' 2" x 14' 9") or (3.70m x 4.50m)

Window to the rear, vanity hand basin, radiator.

Bathroom (5' 3" x 8' 2") or (1.60m x 2.50m)

Frosted window to the rear, vanity hand basin, walk in shower, panelled bath, WC and radiator.

EXTERNALLY

Drive to the front of the property, lawn surrounding the property, patio seating area, views of the mountains to the rear of the property.

Broadband and Mobile phone

Standard, Superfast & Ultrafast broadband available in this property. Good network connection available in this property.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

D

