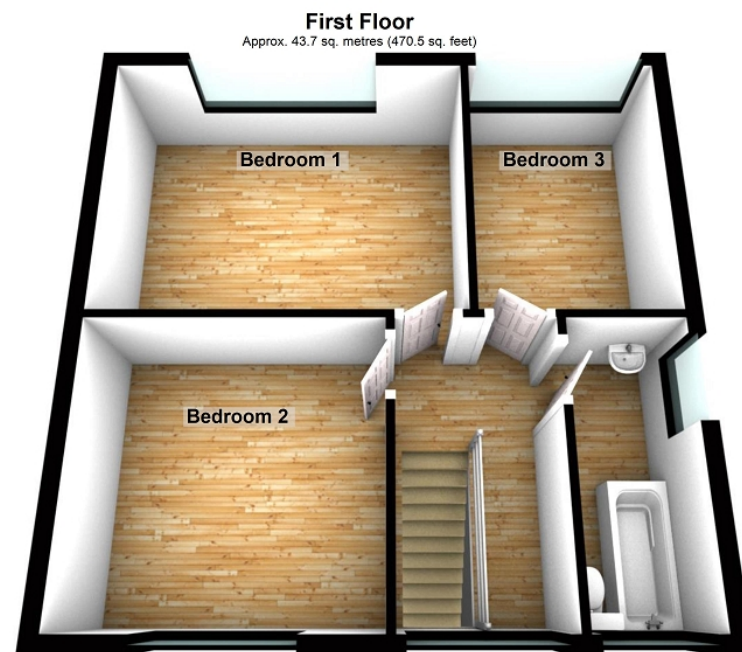


Total area: approx. 97.1 sq. metres (1044.7 sq. feet)



**Wembley Avenue  
Onllwyn  
Neath  
Neath Port Talbot.**

Price **£145,000**



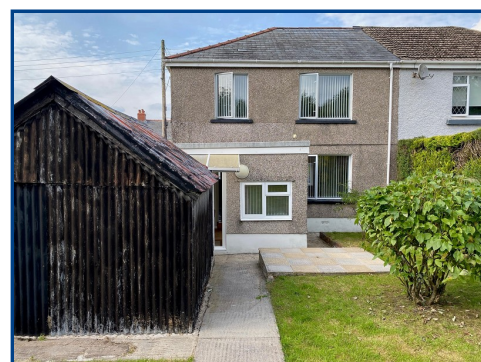
- **DOUBLE FRONTED SEMI DETACHED PROPERTY**
- **3 BEDROOMS**
- **3 RECEPTION ROOMS**
- **KITCHEN & UTILITY ROOM**
- **FAMILY BATHROOM**
- **ENCLOSED REAR GARDEN**
- **SINGLE GARAGE TO THE REAR**
- **IDEAL FIRST PURCHASE**
- **NO CHAIN**

**General Description**

**IDEAL FIRST PURCHASE!**

**Well presented double fronted semi detached property, situated in Onllwyn. Call us today to book your viewing....**

**EPC Rating: D56**



Viewing: **01639 646 926**

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

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

**Important notice**

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## Wembley Avenue, Onllwyn, Neath, Neath Port Talbot.

### Property Description

IDEAL FIRST PURCHASE!

Well presented double fronted semi detached property, situated in Onllwyn. Property offers; Entrance to hallway, 3 Reception rooms, kitchen & utility room to the ground floor. 3 Bedrooms & bathroom to the 1st floor. Externally the property offers a low maintenance frontage with enclosed rear garden & garage. This property is ideal for a growing family & benefits from oil central heating & double glazing throughout. Onllwyn is a semi rural village, with close amenities from the two nearest villages, Seven Sisters & Dyffryn Cellwen. This is a beautiful location with many rural walks nearby, and conveniently situated 30 minutes from The Brecon Beacons National Park & The Gower Peninsula. Viewing is highly recommended to appreciate this spacious home & location. Call us today to book your viewing.....

**Entrance Hallway (10' 06" x 5' 07") or (3.20m x 1.70m)**

Entrance via PVC door, frosted window to the front. Staircase leading to the 1st floor, laminated flooring, radiator.

**Sitting Room (11' 00" x 9' 09" ) or (3.35m x 2.97m)**

Window to the front, laminated flooring. Opening to.

**Lounge (14' 05" x 10' 11" ) or (4.39m x 3.33m)**

Window to the rear, laminated flooring, radiator.

**Kitchen (10' 11" x 7' 00" ) or (3.33m x 2.13m)**

Window to the side, wall & base fitted units with breakfast bar, sink unit, electric hob with extractor fan above, oven. Free standing oil central heating boiler, there is also a gas connection coming in to the property if the new owner would prefer to convert. Vinyl flooring, radiator.

**Utility Room (9' 08" x 4' 05") or (2.95m x 1.35m)**

## Wembley Avenue, Onllwyn, Neath, Neath Port Talbot.

Frosted window to the front, wall units with work top, plumbing for a washing machine & space for a tumble dryer, laminated flooring, radiator.

**Dining Room (10' 03" x 7' 09" ) or (3.12m x 2.36m)**

Window to the side & rear, with door access to the rear garden, radiator. This room also benefits from insulated walls & flooring.

**First Floor Accommodation (10' 08" x 5' 11" ) or (3.25m x 1.80m)**

Window to the front, attic entrance. Doors leading to.

**Bedroom One (14' 02" x 10' 11") or (4.32m x 3.33m)**

Window to the rear, radiator.

**Bedroom Two (11' 01" x 9' 10" ) or (3.38m x 3.00m)**

Window to the front, radiator.

**Bedroom Three (10' 11" x 7' 06" ) or (3.33m x 2.29m)**

Window to the rear, radiator.

**Family Bathroom (9' 11" x 4' 05" ) or (3.02m x 1.35m)**

Frosted window to the front & side, panelled bath with shower over, hand basin, low-level WC, partially tiled walls, radiator.

### External

Low maintenance frontage with side gated access to the rear garden. Enclosed rear garden benefiting from paved seating area, lawn. Outbuilding housing oil tank. Single garage to the rear of the property. Outbuilding 12 x 9  
Wall & base fitted units, power & lighting.

### Services

Mains water, mains electricity, mains drainage, oil central heating

### Tenure

Freehold

### Council Tax

B

