



Dulais Drive £190,000

- Semi-Detached
- Bay Windows and Desirable Views
- Ideal for First Time Buyers
- Multi-fuel Burners in Reception Rooms
- Sought After Location
- EPC Rating: D



 3  1  2



About the property

Available for sale is this well presented Three bedroom, semi detached property briefly comprising of porch, lounge, open plan lounge, diner and kitchen with cloakroom, utility space and upstairs family bathroom in Aberdulais. Conveniently located for access to the M4, Neath town centre and schools.

Accommodation

Entrance Porch

Accessed via a upvc door to side, windows to the front, side and rear. Tiled flooring and a door leading through to the hallway.

Hallway

Laminate flooring, stairs to the first floor and doors leading through to the lounge and an open plan Lounge / diner.

Lounge 10' 9" x 12' 1" (3.28m x 3.68m)

Laminate flooring, upvc bay window to front, multi-fuel burner with stone base and slate mantel piece.

Lounge Diner 13' 6" max x 21' 9" (4.11m max x 6.63m)

Fitted carpets, opening to kitchen and access to cloakroom, upvc double doors to front, multi-fuel burner stone base and wood mantel.



Cloakroom

Fitted with w.c, matching wall and base units, wash hand basin and space for washing machine.

Kitchen 11' 2" Max x 7' 8" Max (3.40m Max x 2.34m Max

Fitted with a matching range of wall and base units, with workspace over, tiled flooring and splashback, integrated double cooker, gas hob and cooker hood. Breakfast bar, space for dishwasher, fridge freezer. Door to side exiting to rear garden.

Utility Room

External utility room with plumbing fitted for washing machine, space for tumble dryer and sink.

Landing

Fitted carpets from stairs with doors to Bathroom and three Bedrooms.

Bedroom 1 12' 2" From Bay to Wardrobe x 10' 9" (3.71m From Bay to Wardrobe x 3.28m)

Fitted carpets, upvc bay window to front and fitted wardrobes.

Bedroom 2 12' 1" x 9' 8" (3.68m x 2.95m)

Fitted carpet, upvc window to front.

Bedroom 3 9' 9" x 8' 1" (2.97m x 2.46m)

Fitted Carpet, upvc window to rear, cupboard with wall mounted gas combination boiler replaced in 2015.

Bathroom

Fitted with a three piece suite comprising of a corner bath with a shower over, a w.c and wash hand basin. Built in storage cupboards. Upvc window with obscured glass to the rear. Tiled flooring, part tiled splashbacks and part plastic cladding.

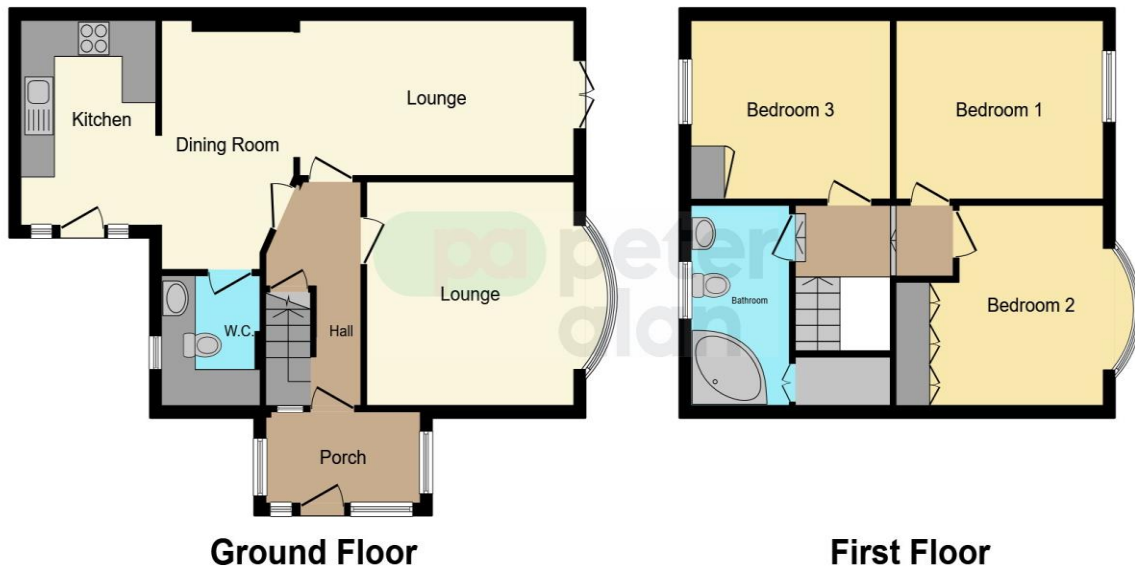
Front Garden

Garage and Drive to side leading to entrance porch, lawn and patio spaces to front.

Rear Garden

Fitted with decking and built in pizza oven, with access to utility room and space for a shed/ summer house.

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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