



Aberhenwaun Uchaf, £65,000

- Council Tax Band - A
- Public Auction 17th December 2024
- Detached Bungalow
- Cash Buyers Only
- Driveway & Garage
- EPC Rating: Awaited



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About the property

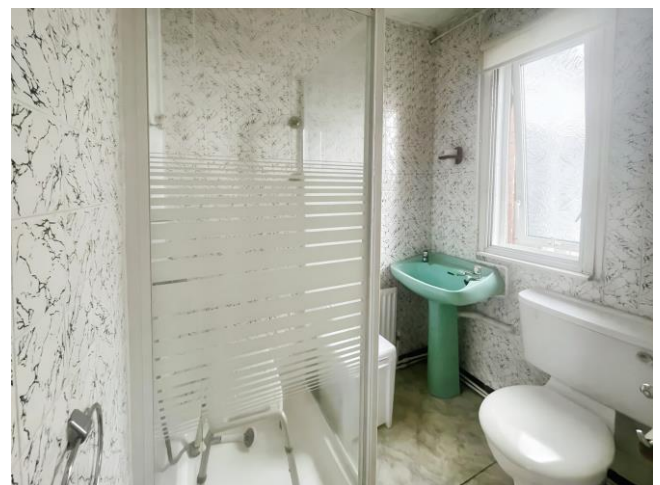
****For sale by public auction on Tuesday 17th December** Cash buyers only ** Non-standard construction property!**

Ideal investment opportunity. A three bedroom detached bungalow for sale by auction. In need of renovation, situated in the quiet, semi-rural Village of Severn Sisters, surrounded by beautiful scenery. Just over a 20 minute drive to Neath Town Centre with all it's amenities and within close proximity to local shops, public bus routes, popular walking routes and Blaendulais Primary School.

Benefiting from a front, side and rear garden with a driveway, garage, patio and lawn areas and a shed.

Internally comprising of an entrance porch, hallway, w.c, rear porch, a lounge with an oil stove, a kitchen, a potential utility room, three bedrooms and a shower room.

Internal viewings highly recommended.





Accommodation

Entrance Porch

Hallway

W.C

W.c & wash hand basin

Rear Porch

Lounge

11' 6" max x 13' 7" (3.51m max x 4.14m)

Dining Room

13' 7" max x 11' 6" max (4.14m max x 3.51m max)

Kitchen

8' 7" x 7' 5" (2.62m x 2.26m)

Potential Utility Space

5' 1" x 4' 9" (1.55m x 1.45m)

Bedroom One

11' 7" x 11' 2" max (3.53m x 3.40m max)

Bedroom Two

9' 9" x 7' 6" (2.97m x 2.29m)

Bedroom Three

7' 6" x 7' 6" (2.29m x 2.29m)

Shower Room

Shower room with w.c and wash hand basin.

External

Lawn and driveway to the front with side access to the garage. Rear garden offering a shed, lawn and patio space. Further lawn area to the side.

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Floorplan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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