



## Bellevue Bungalow ., guide price £65,000

- \* AUCTION DATE 11TH MARCH 2025 \*
- 4 BEDROOM DETACHED BUNGALOW
- SPACIOUS PLOT
- ATTRACTIVE VIEWS
- RENOVATION OPPORTUNITY
- EPC Rating: Awaited



 4  1  2



## About the property

\* FOR SALE BY PUBLIC AUCTION ON THE 11TH MARCH 2025 \*

A fantastic renovation opportunity with a huge amount of potential. A four bedroom detached bungalow featuring two reception rooms, a kitchen and shower room internally and a driveway, garage, a front garden with side access and a large rear garden. Further benefiting from beautiful mountainside views and multiple out houses/sheds.

The property's situated in the picturesque Village of Clyne, sitting on the edge of the Afan Forest Park. Offering easy access to the Brecon Beacons National Park and just over a ten minutes drive from all the shopping and social amenities that Neath offers.

Cash buyers only. Internal viewings come highly recommended to appreciate the plot size on offer.





## Accommodation

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

**Dining Room**- 11' 8" x 9' 4" min ( 3.56m x 2.84m min )

**Kitchen**- 10' x 8' 1" ( 3.05m x 2.46m )

**Bedroom One**- 11' 6" min x 8' 4" ( 3.51m min x 2.54m )

**Bedroom Two**- 11' 5" x 9' 6" ( 3.48m x 2.90m )

**Bedroom Three**- 9' 6" x 9' 2" ( 2.90m x 2.79m )

**Bedroom Four**- 7' 4" min x 9' 6" ( 2.24m min x 2.90m )

**Shower Room**

**Front Garden**

Access by both a gate and double gates. Double gates providing access onto the driveway and garage.

**Rear Garden**

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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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