



Aberhenwaun Uchaf, £140,000

- No On Going Chain
- Off Street Parking
- Sizable Outbuilding
- Generous Kitchen Diner
- Village location
- EPC Rating: G



3 1 2



About the property

A deceptively spacious and well presented, ideal family home or first time purchase, available for sale with no on going chain in Pantyffordd, Seven Sisters! Boasting excellent links to Ystradgylais, Neath Town Centre and the Brecon Beacons National Park as well as the A465 making the home suitable for commuters looking for access to the M4 corridor!

The home is approached via a gated front garden with lawn and driveway, side access leads through to a further enclosed and low maintenance rear garden! Internally, the property comprises of an entrance hallway, with stairs to the landing, a flows through to a lounge, spacious fitted kitchen diner, sun room area to the rear of the kitchen, utility room and family bathroom. The first floor houses access to the loft space and all three bedrooms.

Internal viewings are highly recommended!





Accommodation

Entrance Hall

Lounge- 13' 4" max x 11' 8" (4.06m max x 3.56m)

Kitchen/Diner- 9' 9" x 16' 7" max (2.97m x 5.05m max)

Rear Of Kitchen- 16' 5" x 7' 7" (5.00m x 2.31m)

Utility Room- 6' 8" x 7' 1" (2.03m x 2.16m)

Bathroom

Landing

Bedroom One- 12' 6" Plus Wardrobes x 8' 7" (3.81m Plus Wardrobes x 2.62m)

Bedroom Two- 13' 2" x 9' max (4.01m x 2.74m max)

Bedroom Three- 9' 9" x 7' 6" max (2.97m x 2.29m max)

Front & Rear Gardens

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.