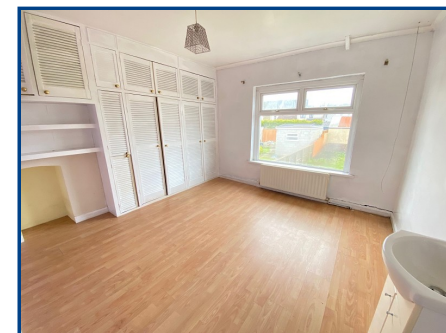


**Moorlands
Dyffryn Cellwen
Neath
Neath Port Talbot.**

Price **£110,000**



- SEMI DETACHED PROPERTY
- 3 BEDROOMS
- LOUNGE OPENING TO SITTING ROOM
- FIRST FLOOR BATHROOM
- SPACIOUS REAR GARDEN
- MODERNISING REQUIRED THROUGHOUT
- NO CHAIN
- VILLAGE LOCATION

General Description

EPC Rating: F33

Situated in the sought-after village of Dyffryn Cellwen in the picturesque Upper Dulais Valley, this three bedroom semi-detached property offers an exciting opportunity for those looking to make their mark in a welcoming Welsh community. Call us today to schedule your viewing appointment...

Viewing: **01639 646 926**

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

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

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Moorlands, Dyffryn Cellwen, Neath, Neath Port Talbot.

Property Description

Nestled in the heart of Dyffryn Cellwen, Upper Dulais Valley, this three-bedroom semi-detached property presents an outstanding opportunity for those seeking a home to make their own. The house requires modernising throughout, offering a blank canvas for aspiring renovators and families eager to add their personal touch.

Step inside and discover a traditional layout, with a spacious first floor bathroom that caters to the needs of a growing family. To the rear, the property boasts an enclosed, generously sized garden – ideal for relaxing outdoors, hosting summer barbeques, or allowing children and pets to play safely in a secure environment.

Dyffryn Cellwen is a friendly village set against the picturesque backdrop of the Upper Dulais Valley, known for its scenic beauty and welcoming community atmosphere. Nature lovers will appreciate the close proximity to the rolling Brecon Beacons National Park, providing endless opportunities for hiking,

cycling, and exploring South Wales' renowned natural landscapes. Local amenities, including shops, schools, and everyday conveniences, are within easy reach, while the A465 Heads of the Valleys road ensures effortless access to Neath, Swansea, and beyond for commuters.

This property represents a rare chance to create a truly bespoke family home in an area brimming with charm and natural splendour. Early viewing is highly recommended to appreciate the full potential and enviable location on offer. Arrange your visit today and imagine the possibilities.

Hallway (10' 06" x 3' 09") or (3.20m x 1.14m)

Side access, entrance to hallway, staircase leading to the 1st floor, under stairs storage cupboard. Tiled flooring, radiator. Tiled shower area with over head shower.

WC (4' 09" x 3' 06") or (1.45m x 1.07m)

Frosted window to the front, vanity hand basin, low-level WC, partial panelled walls.

Moorlands, Dyffryn Cellwen, Neath, Neath Port Talbot.

Lounge (11' 02" x 10' 06") or (3.40m x 3.20m)

Window to the front, wooden fire surround, tiled flooring, radiator. Opening to.

Sitting Room (14' 01" x 11' 00") or (4.29m x 3.35m)

Window to the rear, free standing multi fuel fire, tiled hearth.

Kitchen (15' 06" x 5' 08") or (4.72m x 1.73m)

Windows to the side, window & door giving access to the rear garden. Wall & base fitted units, double sink unit, tiled flooring.

First Floor Accommodation. (8' 05" x 5' 07" x 2' 7") or (2.57m x 1.70m x 0.79m)

Landing area, window to the front, storage area with wall mounted gas central heating boiler, laminated flooring, radiator. Doors leading to.

Bedroom 1 (11' 00" x 10' 09") or (3.35m x 3.28m)

Window to the front, original open feature fireplace, vanity hand basin, radiator.

Bedroom 2 (11' 03" x 10' 11") or (3.43m x 3.33m)

Window to the rear, built in wardrobes, laminated flooring, radiator.

Bedroom 3 (11' 04" x 7' 11") or (3.45m x 2.41m)

Window to the rear, storage cupboard, laminated flooring, radiator.

Bathroom (7' 02" x 5' 00") or (2.18m x 1.52m)

Frosted window to the side, panelled bath, hand basin, low-level WC, hand basin, partially tiled walls, tiled flooring, heated towel rail.

External

Small frontage with side gated access to the rear garden. Enclosed spacious lawn garden.

Services

Mains drainage, mains gas, mains water, mains electricity

Council Tax

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