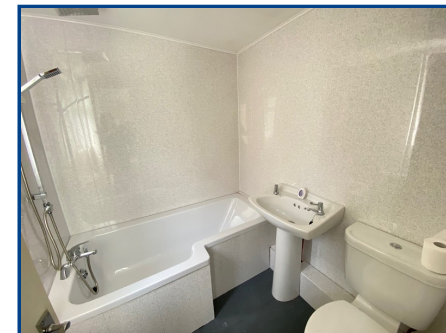


**Main Road
Dyffryn Cellwen
Neath
Neath Port Talbot.**

Price **£125,000**



- SEMI DETACHED PROPERTY
- 3 BEDROOMS
- LOUNGE
- KITCHEN
- GROUND FLOOR BATHROOM
- POTENTIAL TO EXTEND
- MOUNTAINSIDE VIEWS TO THE REAR
- IDEAL FIRST PURCHASE / DOWNSIZE TO
- SEMI RURAL VILLAGE LOCATION

General Description

Semi Rural Village Location!

Semi detached 3 Bedroom property, situated in Dyffryn Cellwen. Call us today to book your viewing.....

EPC Rating: D66



Viewing: **01639 646 926**

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

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

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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.

Main Road, Dyffryn Cellwen, Neath, Neath Port Talbot.

Property Description

Nestled in the picturesque semi-rural setting of Dyffryn Cellwen, within the sought-after Neath Valley, this well maintained semi-detached property offers the perfect blend of countryside tranquillity and practical family living. With stunning, uninterrupted vistas towards the

Black Mountain of the Brecon Beacons at the front and idyllic mountainside views to the rear, every window provides a new perspective on the surrounding natural beauty.

Inside, the home offers three generously sized bedrooms—ideal for a growing family or those seeking flexible space for a home office or guest accommodation. The ground floor bathroom adds convenience to the thoughtfully arranged layout, while a recently installed gas boiler ensures warmth and comfort all year round. Property is well maintained throughout, ideal first time purchase.

Step outside to find a spacious, enclosed rear area—a true blank canvas for gardening enthusiasts, families, or anyone desiring space for outdoor entertaining. There's also

an on-site workshop, perfect for hobbies, storage, or additional workspace.

This desirable property is ideally situated for lovers of the great outdoors, with immediate access to walking, cycling, and nature trails that wind through the breath taking landscapes of the Brecon Beacons National Park. Nearby, charming village amenities provide for daily needs, while the market towns of Neath and Swansea are within easy reach for shopping, dining, and excellent schools. Commuters benefit from convenient links to both the M4 and key local transport routes, making it an excellent base for exploring South Wales or travelling further afield.

Discover the potential of this delightful home in a serene valley setting. Arrange a viewing today to truly appreciate everything it has to offer.

Hallway (5' 05" x 3' 07") or (1.65m x 1.09m)

Entrance to hallway, staircase leading to the 1st floor, storage cupboard. Door leading to.

Lounge (17' 05" x 11' 0") or (5.31m x 3.35m)

Main Road, Dyffryn Cellwen, Neath, Neath Port Talbot.

Window to the front & rear, feature fireplace area with tiled hearth, radiators. Opening to.

Kitchen. (11' 07" x 10' 07") or (3.53m x 3.23m)

Window to the side & rear. Wall & base fitted units with sink & work tops over. Electric hob, oven with extractor fan above. Plumbing for a washing machine, radiator.

Inner Hall (3' 10" x 3' 03") or (1.17m x 0.99m)

Storage cupboard housing gas central heating boiler. Door to access the front & rear garden.

Bathroom (6' 01" x 5' 04") or (1.85m x 1.63m)

Frosted window to the side, panelled bath with shower over & screen, hand basin, low-level WC, panelled walls.

First Floor Accomodation

Window to the front, doors leading to.

Bedroom 1 (10' 05" x 10' 01") or (3.18m x 3.07m)

Window to the rear, radiator.

Bedroom 2 (11' 05" x 6' 02") or (3.48m x 1.88m)

Window to the rear, radiator.

Bedroom 3 (11' 02" x 6' 08") or (3.40m x 2.03m)

Window to the front, radiator.

External

Low maintenance frontage with side access leading to the rear garden.

Enclosed spacious garden, a blank canvass for the new owner to landscape to their requirements, also benefiting from open fields to the rear & mountainside views.

Workshop 17'4 x 12'11

Work station, wall /7 base fitted storage units.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

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