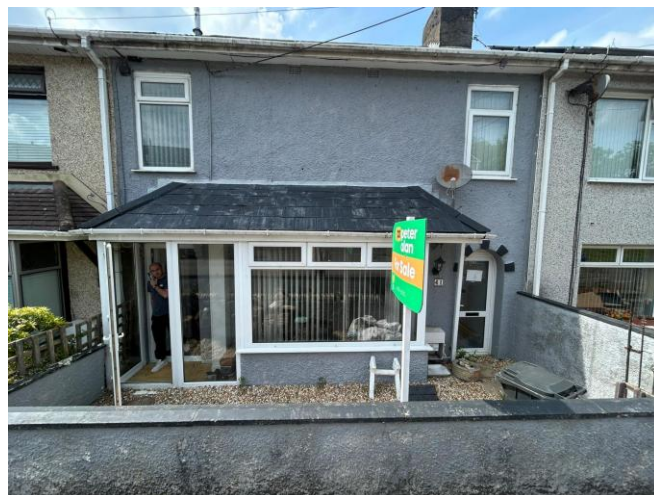




Cefn Yr Allt, offers in the region of £140,000

- No Ongoing Chain
- Spacious Property
- Outbuilding
- Three double bedrooms
- Epc - D
- EPC Rating: D



 3  2  2

About the property

A fantastic opportunity to purchase this deceptively spacious, ideal family home now available for sale with no on going chain within the village setting of Aberdulais. Excellent for attendance to Llangatwg comprehensive and Cilffriw Primary! Brilliant for commuters offering great links to the A465 and M4 corridor as well as public transport routes via bus or a main line train station within the Town Centre.

The home is approached via a low maintenance forecourt with side access through to a gradually tiered rear garden, laid with sections of lawn, patio and an outhouse. Internally, the property comprises of an entrance hallway, with stairs to the landing, through to the lounge and dining room, fitted kitchen and sizeable conservatory. The first floor houses all three double bedrooms and a family bathroom.

Accommodation

Lounge

11' 7" x 13' (3.53m x 3.96m)

Dining Room

16' 8" x 9' 4" (5.08m x 2.84m)

Kitchen

12' 3" x 11' 2" (3.73m x 3.40m)

Conservatory

12' 7" x 11' 5" (3.84m x 3.48m)

Bedroom One

12' 6" x 9' 5" (3.81m x 2.87m)

Bedroom Two

17' 7" x 8' 6" (5.36m x 2.59m)

Bedroom Three

9' 7" x 8' 8" (2.92m x 2.64m)

Bathroom

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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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