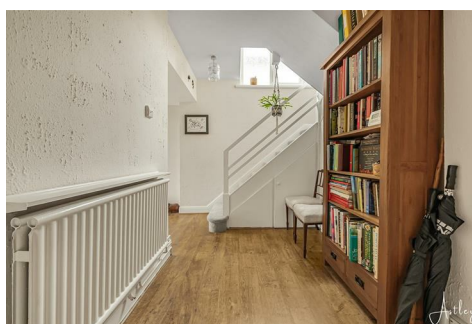




5 Gelli Aur,, Neath, SA10 7PN

£354,950

A fantastic opportunity to acquire this well-appointed three/four bedroom detached property, offering generous and versatile living accommodation arranged over two floors, together with excellent outdoor space, off-road parking and a garage. The ground floor provides a welcoming lounge, a separate dining room, and a well-equipped kitchen, complemented by a convenient downstairs shower room, separate utility area and a versatile home office—ideal for modern family living or those working from home. To the first floor are three well-proportioned bedrooms and a stylish family bathroom, providing comfortable and practical accommodation for the whole household. Externally, the property benefits from off-road parking and a garage, while the enclosed rear garden offers a lovely private retreat. The garden features a paved patio and attractive shingled area, surrounded by an abundance of mature trees, shrubs and established planting, creating a peaceful and secluded outdoor setting—perfect for entertaining, relaxing or enjoying the warmer months. A versatile and appealing family home combining space, practicality and privacy, with excellent potential to make a wonderful long-term residence.

Main Dwelling



Enter through composite door into:

Hallway 6'2" x 8'4" widening to 14'9" (1.88 x 2.55 widening to 4.52)



With tiled flooring, stairs to first floor and radiator.

Hallway



Hallway



Lounge 18'10" x 10'6" lengthening to 16'6" (5.76 x 3.22 lengthening to 5.05)



Spacious lounge with large window to front, radiator, fireplace with solid wood surround and coved ceiling.

Lounge



Lounge



Dining room 14'0" x 7'10" (4.29 x 2.40)



With laminate flooring, window to side, coved ceiling and opening into kitchen.

Dining room



Kitchen



Kitchen 14'2" x 11'0" (4.33 x 3.36)



Fitted with base and wall units in wood effect with coordinating work surfaces to include ceramic sink with mixer taps and drainer, tiled flooring, space for fridge/freezer, electric hob and oven with extractor over, radiator and door to rear garden.

Kitchen



Inner hall 2'11" x 4'9" (0.90 x 1.45)

With laminate flooring and wall mounted gas boiler.

Cloakroom 2'5" x 8'0" (0.76 x 2.44)

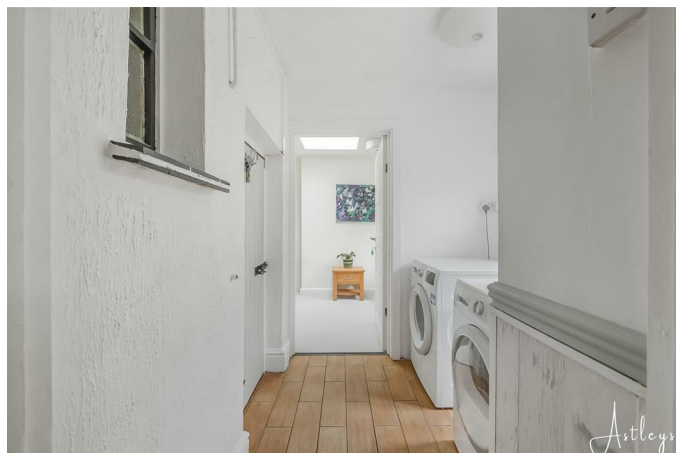


Fitted with three piece suite in white to include, walk in shower, low level wc, tiled flooring, and pedestal wash hand basin.

Cloakroom



Utility Area 6'4" x 5'0" (1.95 x 1.53)



With tiled flooring, space for washing machine and tumble dryer and storage cupboard.

Office/Bedroom Four 10'2" x 6'10" (3.10 x 2.09)



Cosy area with window to rear, skylight, radiator and door into garage.

Office/Bedroom Four

Landing 4'0" x 14'3" (1.23 x 4.35)



With window to side and storage cupboard.

Bedroom one 11'7" x 10'9" (3.54 x 3.28)



Double bedroom with a range of fitted wardrobes, large window to front, coved ceiling and radiator.

Bedroom one



Bedroom two 11'10" x 10'2" (3.63 x 3.12)



Double bedroom with storage cupboard, coved ceiling and large window to rear.

Bedroom two



Bedroom three



Bedroom three 10'7" x 13'1" x narrowing to 7'10" (3.25 x 4.00 x narrowing to 2.41)



With space for wardrobes, radiator, coved ceiling, and step down into laminate flooring and two windows to side and rear.

Bathroom 6'7" x 8'3" (2.01 x 2.52)



Fitted with four piece suite to include tiled bath with rainfall shower over, tiled flooring, low level wc, sink on vanity unit, radiator, coved ceiling and window to side.

Bathroom



Outside



Outside



The property boasts a beautifully enclosed rear garden, offering a private and tranquil outdoor retreat. The garden features a useful storage shed, complemented by an attractive shingled area, while a delightful selection of established trees, mature shrubs and greenery create a pleasant and secluded setting.

To the front, the property benefits from a generously sized garage, complete with power, lighting and a convenient electric door. A private off-road parking area provides excellent practicality, while the front garden is enhanced by an appealing array of established trees and shrubs, adding character and kerb appeal to the property.

Outside



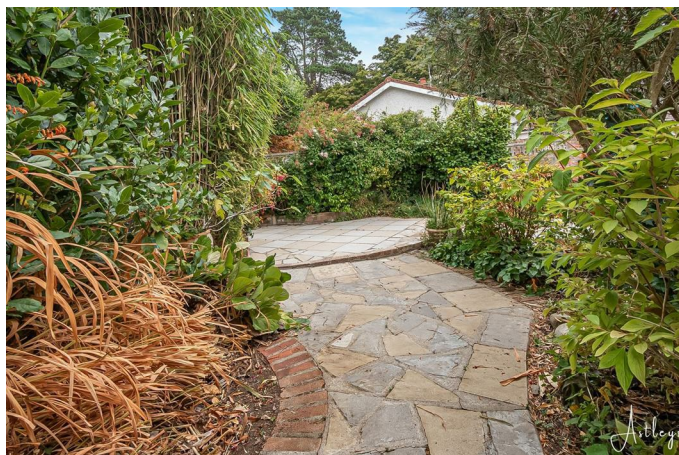
Outside



Outside



Outside



Drone Image



Agents notes

Neath Port Talbot Council Tax Band:E

Annual Price:

£3,106

Agents notes

Conservation Area :

No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

1,474 ft 2 / 137 m 2

Plot size:

0.08 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

9 Mbps

Superfast

75 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability:

BT

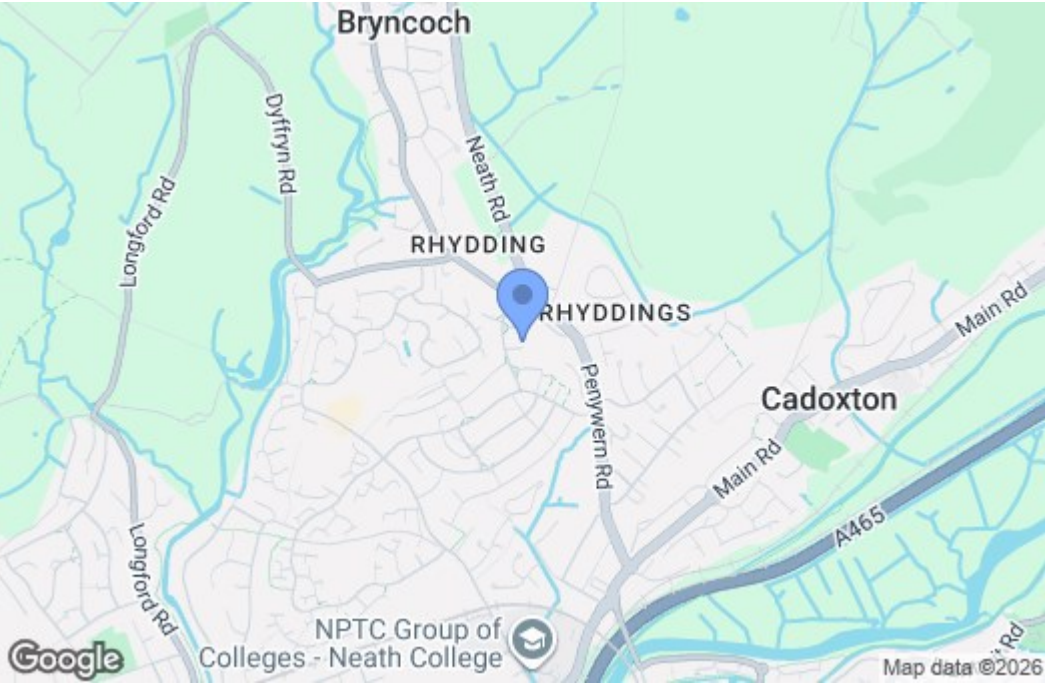
Sky

Virgin

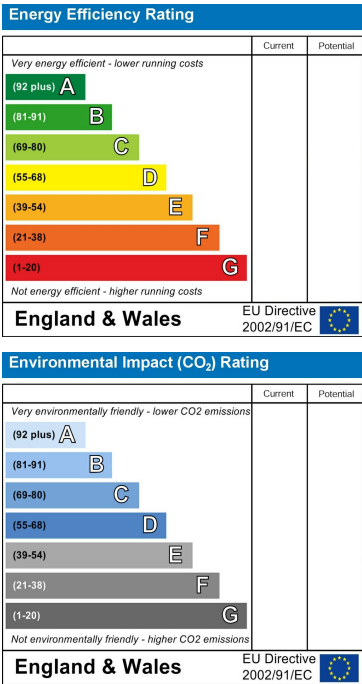
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.