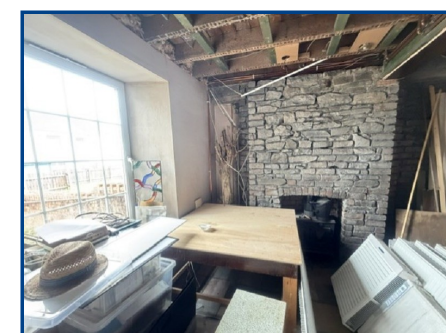
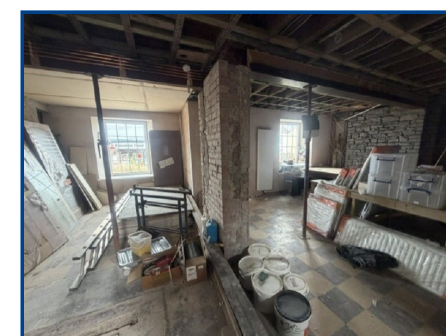




**Main Road
Dyffryn Cellwen
Neath
Neath Port Talbot.**

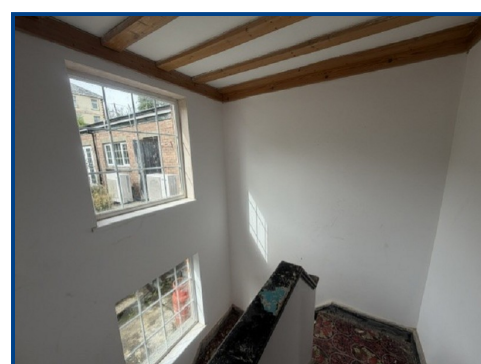
Guide Price £135,000



- SEMI DETACHED PROPERTY
- 3 BEDROOMS + ANNEXE
- LOUNGE / DINER
- KITCHEN, UTILITY ROOM & CLOAKROOM
- PARTLY RENOVATED
- SPACIOUS VERSATILE ACCOMMODATION
- OFF ROAD PARKING
- IDEAL INVESTMENT OPPORTUNITY
- BLACK MOUNTAINSIDE VIEWS TO THE FRONT

General Description

Offering for sale via auction. Semi detached 3 bedroom property, with separate annexe. A spacious property with character and genuine potential, offering an exciting opportunity for those looking to create a substantial home or explore its versatility further. Auction date 7-9th October.



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.

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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.

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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

Spacious & Versatile Former Village Rugby Club with Stunning Mountain Views
Main Road, Dyffryn Cellwen

An exciting opportunity to acquire a spacious and versatile semi-detached property in the heart of the popular village of Dyffryn Cellwen, enjoying wonderful views towards the Black Mountain and Brecon Beacons.

Formerly used as the village rugby club, the property offers generous and flexible accommodation arranged over two floors and provides considerable scope for further improvement and personalisation. Partly renovated, it represents an ideal opportunity for buyers looking for a substantial home with potential, whether as a family residence, multi-generational accommodation or an investment project.

The ground floor comprises a welcoming entrance porch, large lounge, kitchen, utility room and cloakroom. To the first floor are three bedrooms, together with a separate annexe area incorporating two additional rooms, offering excellent flexibility for a home office, guest accommodation, hobbies or further living space, subject to any necessary consents.

Externally, the property benefits from a spacious potential parking area to the front, while to the rear is an enclosed garden, providing a private outdoor space.

Dyffryn Cellwen is known for its strong village community and provides a peaceful rural setting, whilst offering access to the surrounding countryside and nearby towns and amenities.

Porch (5' 06" x 4' 01") or (1.68m x 1.24m)

Side door access, wall mounted electric meter, door to.

Entrance (21' 07" x 17' 0" x 9' 6") or (6.58m x 5.18m x 2.90m)

Windows to the front & rear, stone feature wall with free standing multi fuel fire, vertical radiators.

Kitchen. (23' 07" x 7' 08") or (7.19m x 2.34m)

Windows to the front, sides & rear, spotlights to the ceiling.

Inner Hall (8' 04" x 7' 11") or (2.54m x 2.41m)

Window to the rear, staircase leading to the 1st floor, under stairs storage cupboard, radiator. Door to the side giving access to the front & rear garden.

Cloakroom (4' 05" x 2' 07") or (1.35m x 0.79m)

Low-level WC, tiled walls & flooring.

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

Utility Room (7' 11" x 7' 08") or (2.41m x 2.34m)

Window to the rear, wall & base fitted units with work top over, sink unit. Tiled walls & flooring.

First Floor Accommodation (7' 11" x 6' 00") or (2.41m x 1.83m)

Landing area, window to the rear. Doors leading to.

Family Bathroom (10' 08" x 8' 00") or (3.25m x 2.44m)

Frosted windows to the rear, corner panelled bath, hand basin, shower cubicle, low-level WC. Heated towel rail, vertical radiator, tiled walls.

Front Landing (20' 02" x 3' 06") or (6.15m x 1.07m)

Attic entrance, storage cupboards. Doors leading to.

Bedroom 1 (16' 11" x 10' 06") or (5.16m x 3.20m)

Window to the front, radiator.

Bedroom 2 (17' 09" x 12' 07" x 9' 9") or (5.41m x 3.84m x 2.97m)

Windows to the front, radiators.

Bedroom 3 (18' 07" x 8' 04") or (5.66m x 2.54m)

Window to the front, radiator.

Annexe (36' 07" x 10' 11") or (11.15m x 3.33m)

Separate external entrance to the annexe, also connected from the main front landing. Windows to the sides, radiators.

Room 1. (13' 03" x 10' 11") or (4.04m x 3.33m)

Windows to the side & french doors giving access to the side garden.

Room 2. (11' 06" x 8' 08") or (3.51m x 2.64m)

Window to the side.

External

Spacious frontage, ample room for parking. Side access to the rear garden. Slightly elevated rear garden with timber shed, green house. Access to the annexe. Outbuilding 13' x 4'9.

Services

Mains drainage, mains water, mains electricity

Tenure

Freehold

