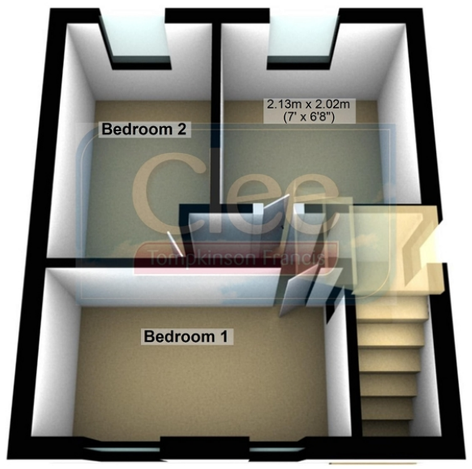
Ground Floor



First Floor









Viewing: **01639 646 926** Website: **www.ctf-uk.com** Email: **neath@ctf-uk.com**

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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.

Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Dulais Drive
Aberdulais
Neath
Neath Port Talbot.

Price **£200,000**











- **Three-bedroom family home on Dulais Drive**
- **Elevated front-facing views across the valley**
- **Driveway and garage providing off-road parking**
- **Two reception rooms and fitted kitchen**
- **Hedge-bordered rear garden with patio**
- **No onward chain**

General Description

Located on Dulais Drive, this three-bedroom family home enjoys lovely valley views to the front and benefits from a driveway and garage. The property offers two reception rooms, a fitted kitchen, and a hedge-bordered rear garden with patio and apple tree. Offered with no onward chain, it is ideally situated close to local schools with excellent access to the A465 and M4 corridor.

Dulais Drive, Aberdulais, Neath, Neath Port Talbot.

Property Description
Situated on the sought-after Dulais Drive, this attractive three-bedroom family home enjoys elevated front-facing views across the valley, creating a bright and welcoming first impression.
The property benefits from a private driveway and garage, providing ample off-road parking. To the rear is a well-maintained, hedge-bordered garden, offering excellent privacy, a patio area ideal for outdoor dining, and a charming apple tree adding character and seasonal interest.
Internally, the home offers two well-proportioned reception rooms, perfect for family living and entertaining, along with a fitted kitchen. Upstairs are three bedrooms, making this an ideal choice for growing families or those seeking flexible living space.
Offered with no onward chain, the property is conveniently located close to local schools and benefits from excellent transport links, with easy access to the A465 and M4 corridor, making it ideal for commuters.
An excellent opportunity to purchase a comfortable family home in a popular and well-connected location.

Entrance (12' 0" x 6' 0") or (3.65m x 1.82m)
Enter via double glazed Upvc front door, Laminate flooring, Stairs to first floor, Under stair storage cupboard, Doors to:-

Living Room (10' 11" x 11' 7") or (3.34m x 3.54m)
Double glazed window to front, laminate flooring

Dining Room (11' 9" x 12' 3") or (3.57m x 3.73m)
Double glazed porch facing rear garden, Laminate flooring, Doors to,

Bathroom (5' 6" x 8' 10") or (1.67m x 2.70m)
Double glazed window to side, Tiled walls and flooring, three piece white bathroom suite comprising of low level wc, wash hand basin, panelled bath with shower over, radiator

Inner Hallway
Double glazed window to rear and side

Kitchen (10' 6" x 10' 5") or (3.20m x 3.18m)
Double glazed window to side, Double glazed patio doors to rear, part tiled walls, range of wall and base units, integrated electric oven and four ring hob, stainless steel canopy extractor fan, space for washing machine and tumble dryer, sink unit with mixer tap over, breakfast bar, space for fridge freezer, wall mounted Baxi boiler , tiled flooring, spot lighting, radiator

Landing
Double glazed window to side, doors to

Bedroom 1 (9' 11" x 17' 11") or (3.03m x 5.47m)
Two double glazed windows to front, radiator

Bedroom 2 (11' 11" x 10' 4") or (3.62m x 3.15m)
Double glazed window to rear, Radiator

Bedroom 3 (8' 8" x 7' 3") or (2.65m x 2.22m)
Double glazed window to rear, radiator

External
To the front, a good sized frontage with driveway and separate garage. To the rear an enclosed garden with patio area, lawn and fenced and hedged boundary , storage shed.

Services
Mains electricity, mains water, mains gas, mains drainage

Tenure
Freehold

Dulais Drive, Aberdulais, Neath, Neath Port Talbot.



