

Cefn Gelli,

£140,000

- Renovation Opportunity!
- No ongoing chain
- Off road parking to the rear
- Three double bedrooms
- EPC Rating: D



3 1 2

peter alan

01639 635115
neath@peteralan.co.uk



About the property

Calling all investors! Offered for sale with no ongoing chain, this three-bedroom detached home on Cefn Gelli, in Cwmgwrach presents an excellent opportunity for investors, first-time buyers, or those looking to create a home tailored to their own tastes and requirements. Boasting gorgeous local scenery and great links to popular walking routes through Neath Port Talbot and the Brecon Beacons. Also well situated for commuters with great links to the M4 corridor into neighbouring cities Swansea and Cardiff. Close to local stores, well renowned schools and provides good access to Neath Town Centre with a mainline bus & train station.

The property is approached via a low-maintenance front garden with a central pathway leading to the entrance. Internally, the accommodation comprises an entrance hallway with stairs rising to the first floor and doors leading to two versatile reception rooms. The second reception room provides access to a spacious kitchen/diner, which in turn leads to an additional hallway with front and rear access doors, along with a ground floor family bathroom.

To the first floor, the property offers three well-proportioned double bedrooms.





ntern









0

Accommodation

Entrance Hallway

Reception Room One

Reception Room Two

Kitchen/Diner

Family Bathroom

Bedroom One

Bedroom Two

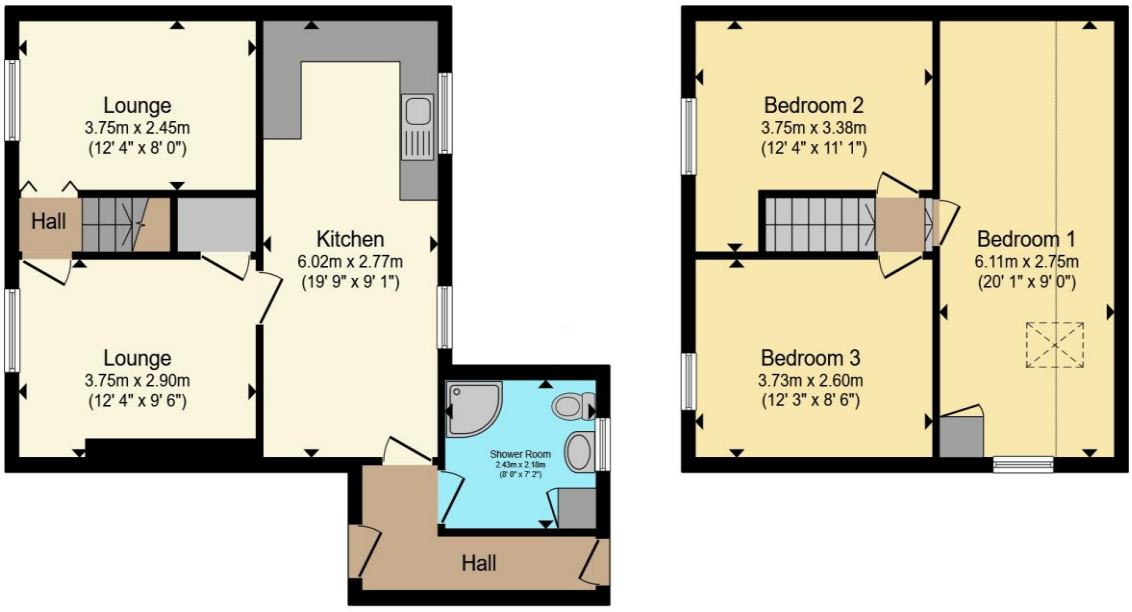
Bedroom Three

Agent Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

01639 635115
neath@peteralan.co.uk

Floorplan



Ground Floor **First Floor**

Total floor area 93.9 m² (1,011 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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 fitments 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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221 Most buy-to-let mortgages are not regulated.