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18 Ffynnon Dawel  
Aberdulais, Neath, Neath  
Port Talbot, SA10 8EQ

# 18 Ffynnon Dawel

Asking price **£242,000**

An extremely well presented three bedroom detached family home is located within a highly sought residential development of Aberdulais. The development of Ffynnon Dawel is on the periphery of Aberdulais, offering convenient commuter access to the A465 as well as being in walking distance to local amenities and beautiful waterfall walks.

A very well presented three bedroom detached property

Nestled within a quiet cul-de-sac

Located on the sought after Ffynnon Dawel development

Convenient commuter access to the A465 link road and Junction 43 of the M4

Within walking distance to local village amenities and tranquil waterfall walks

An ideal purchase for a first time buyer or as a sensible downsize property

Master bedroom with private ensuite

Driveway off road parking for two/three vehicles

Planning permission granted for single storey side extension and conversion of garage to living accommodation

Generous enclosed rear garden





The property is entered via a wooden and glazed panel door into an entrance hallway, laid to laminate wood flooring. The hallway has the stairs providing access to the first floor accommodation and doorways leading to the lounge and cloakroom.

The lounge is located to the front of the property and is a well proportioned space which benefits from a continuation of the wood laminate flooring. There is a window to the front providing light and views of the quiet close. To the rear of the room a set of wooden double doors provide access into the kitchen/diner.

The kitchen/diner is a light and airy space benefitting from a set of french patio doors to the rear, giving access and views of the garden, plus a further window within the kitchen area. Within the dining area, a doorway off opens into a useful understairs storage cupboard/pantry. The dining area can comfortably house a large dining table and chairs and the floor has been laid with laminated wood that extends into the kitchen area. The kitchen has been fitted with a range of contemporary base and wall mounted units, with a black laminated worksurface over. The kitchen offers space for fridge/freezer, washing machine, an integrated electric oven with a four burner gas hob over and a sink unit.

The cloakroom to the ground floor has been fitted with a white two piece suite comprising; low level WC and a wall mounted wash hand. There is a continuation of the same flooring laid as the hallway and an obscure glazed window to front.

To the first floor the landing gives access to all three bedrooms, the family bathroom and a loft inspection point. The master bedroom is located to the front of the property and is a good sized double bedroom with a window to front enjoying views over the close and benefits from fitted carpet flooring. Behind the entry door into the room, a doorway gives access to a generous sized storage cupboard with a further doorway giving access to the en-suite shower room.

The en-suite has been fitted with a white three piece suite comprising; corner single shower cubicle with mains shower and glazed shower screen, low level WC and a pedestal wash hand basin. There is tiling to all walls, laminate wood flooring and the room further benefits from an obscure glazed window.

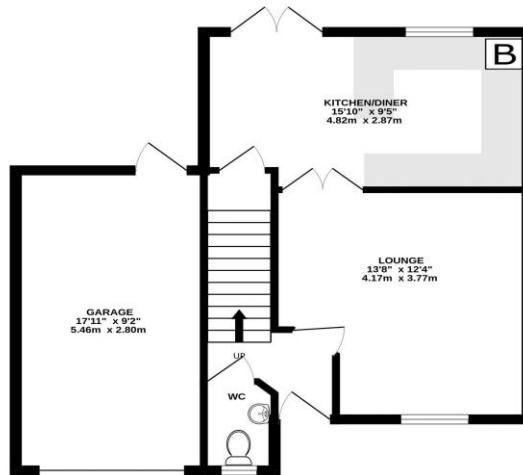
Bedrooms two and three are located to the rear of the property and have fitted carpet flooring and windows positioned overlooking the

private garden. Bedroom two is a comfortable sized double bedroom and bedroom three is a well proportioned single bedroom.

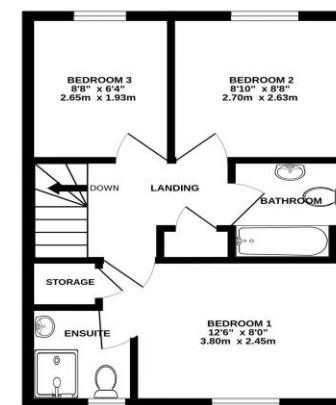
The family bathroom has been fitted with a white three piece suite comprising; panel bath with shower head tap attachment, low level WC and a vanity wash hand basin with cupboard storage below. There is splashback tiling to all wet areas, laminate wood flooring and an obscure glazed window to the side.

Externally the property benefits from a low maintenance front garden, mainly laid lawn and bordered by mature trees and shrubs. To the side of the lawned area a tarmac driveway provides off road parking for two/three vehicles ahead of the garage. The garage has a traditional up and over garage door to the front with a convenient pedestrian door to the rear giving access into the enclosed rear garden. A tall wooden side gate allows for access from the front parking area to the rear garden. The generous sized rear garden is fully enclosed by feather edge wood fencing and benefits from a private outlook. The garden is mainly laid to lawn, which gently slopes to one side and a level paved patio area to the centre.

GROUND FLOOR  
541 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

Sat Nav: SA10 8EQ

## Tenure

Freehold

## Services

Water - Electric - Gas - Drainage

Council Tax Band D

EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)

DynamicPDF-PDFtoHTML v2.0 evaluation. View DynamicPDF.com  
12/10/24, 2:09 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

18 Plymton Dell Neath SA10 8EQ	Energy rating <b>C</b>	Valid until 15 December 2034
Property type Detached house	Total floor area 68 square metres	Certificate number: 9310-2879-2420-2994-8421

#### Rules on letting this property

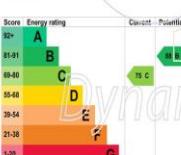
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-landlord-guidance>).

#### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency](#)

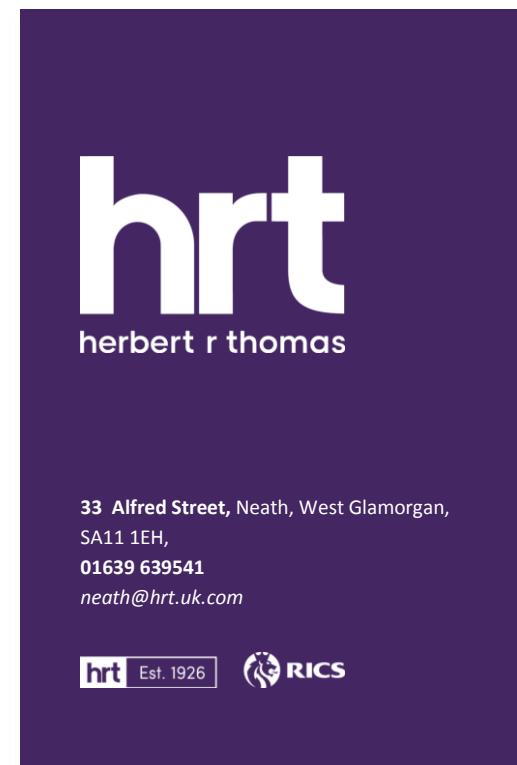


The graph shows this property's current and potential energy rating.

Providers get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

