



Gelli Aur, offers over £230,000

- Bespoke Self-Built Property
- Integrated Garage & Driveway
- Sought After Location
- No On Going Chain
- Oozing with Potential to Modernise
- EPC Rating: E



 3  1  1



About the property

The ideal family home or first time purchase now available for sale with no on going chain within Cae Wern, Neath! Boasting excellent links to well renowned local schools such as Blaenhonddan & Waunceirch Primary, Dwr Y Felin Comprehensive and Neath College! As well as commuting routes via the A465/M4 corridor or public transport including a main line train station within Neath Town Centre.

The home is approached via a driveway, with adjacent gravelled garden and flower beds, leading toward the entrance and sizable detached garage. Side access is available through to an enclosed rear garden laid with tiers of paved patio, vegetable planters and flower beds! Internally, the property comprises of an entrance porch and hallway, with stairs to the landing, and doors through to a generous lounge, utility area with sizable store cupboards and the fitted kitchen with granite worktops / diner housed within an extension. The original ground floor is assumed to have been fitted with parquet flooring that may still be hidden beneath the carpets! The first floor houses three bedrooms, all of which feature built in wardrobes, the master aslo further benefiting Schriber wardrobes! There is also a family bathroom with hand wash basin and a separate w.c. Internal viewings are highly recommended to truly appreciate this gorgeous family home!

Accommodation

Entrance Hallway

Lounge

24' 7" Max x 12' 1" Max (7.49m Max x 3.68m Max)

Kitchen Diner

19' 4" Max x 7' Plus Recess (5.89m Max x 2.13m Plus Recess)

Utility Area

10' 4" Max x 8' 9" (3.15m Max x 2.67m)

Landing



Bedroom One

12' 9" x 10' 7" Plus Recess (3.89m x 3.23m Plus Recess)

Bedroom Two

11' 4" x 9' 1" Max (3.45m x 2.77m Max)

Bedroom Three

8' 3" x 7' 4" Max (2.51m x 2.24m Max)

Bathroom + Seperate W.C.

Front & Rear Gardens

Garage + Driveway

21' 5" Max x 11' 8" (6.53m Max x 3.56m)

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Floorplan



Total floor area 124.2 m² (1,337 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 fittings 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.