



Cefn Yr Allt, £125,000

- No On-Going Chain
- Ideal Investment
- Sought After Location
- Oozing with Potential
- EPC Rating: D



 3  1  1



About the property

The perfect investment or ambitious first time purchase offering potential to refurbish, now available for sale with no on going chain in Aberdulais! Boasting excellent links to local amenities including commuting routes via the A465. Fantastic for attendance to well renowned local schools and popular walking/cycling routes through Neath Valley and Beyond!

The home is approached via a gated forecourt with side access through to an enclosed rear garden. Internally the property comprises of an entrance hallway, with stairs to the landing and doors through to the living room and kitchen diner. The first floor houses access to the loft space, three bedrooms and the family bathroom. ***"Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks"***

All services have not and will not be tested.





Accommodation

Hallway

Kitchen Diner

16' 8" x 9' 5" (5.08m x 2.87m)

Living Room

14' 2" x 12' 2" (4.32m x 3.71m)

Bedroom One

13' 4" x 10' 8" (4.06m x 3.25m)

Bedroom Two

10' 7" x 9' 1" (3.23m x 2.77m)

Bedroom Three

7' 4" x 9' 6" (2.24m x 2.90m)

Bathroom

Floorplan

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.