



## Cefn Yr Allt, £170,000

- No On Going Chain
- Recently Refurbished
- Deceptively Spacious
- Partially Converted Loft Space
- Ideal Family Home
- EPC Rating: D





## About the property

A fantastic opportunity to purchase this deceptively spacious, recently refurbished, ideal family home now available for sale with no on going chain within the village setting of Aberdulais. Excellent for attendance to Llangatwg comprehensive and Cilffriw Primary! Brilliant for commuters offering great links to the A465 and M4 corridor as well as public transport routes via bus or a main line train station within the Town Centre.

The home is approached via a low maintenance forecourt with steps up and side access through to a gradually tiered rear garden, laid with sections of lawn and patio. Internally, the property comprises of an entrance hallway, with stairs to the landing, and doors through to the lounge and dining room, fitted kitchen and ground floor shower room / utility area. The first floor houses all three double bedrooms and a bathroom suite fitted in 2025. A loft ladder is fitted for access to the attic. This area has been partially converted with plastered walls and carpet laid!

Internal viewings are highly recommended to truly appreciate this lovely home!





## Accommodation

### Entrance Hall

9' 6" x 5' 9" Plus Recess ( 2.90m x 1.75m Plus Recess )

### Lounge

13' 6" max x 9' 9" max ( 4.11m max x 2.97m max )

### Dining Room

13' 9" max x 12' 8" max ( 4.19m max x 3.86m max )

### Kitchen

13' 4" max x 9' 1" ( 4.06m max x 2.77m )

### Shower Room / Utility

### Landing

### Bathroom

### Bedroom One

15' 6" x 10' 1" ( 4.72m x 3.07m )

### Bedroom Two

11' 5" x 9' 8" max ( 3.48m x 2.95m max )

### Bedroom Three

### Loft Space

### Front & Rear Garden

### Garage

15' 5" x 15' 1" ( 4.70m x 4.60m )

01639 635115

neath@peteralan.co.uk

pa peter  
alan

## Floorplan



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