



Cefn Yr Allt offers over £160,000

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



 3
  1
  2



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

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

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

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

Bathroom

Loft Space

Front & Rear Garden

Garage

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

Floorplan



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.focalagent.com

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. 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