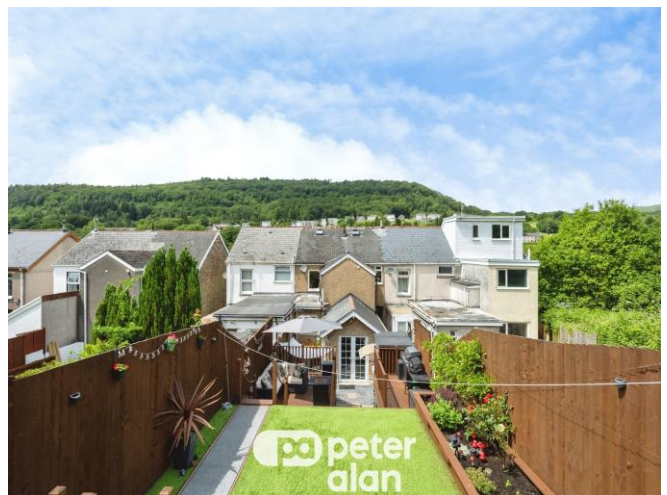




Cefn Yr Allt, offers over £210,000

- Semi Rural Area
- Beautifully Presented Throughout
- Ideal for Llangatwg Comprehensive & Cilffriw Primary
- Additional Attic Room
- Landscaped Rear Garden
- EPC Rating: D



 3  1  2

 **peter
alan**

01639 635115
neath@peteralan.co.uk



About the property

Situated in the sought-after village of Aberdulais, Neath, this well-presented three-bedroom mid-terrace home with an additional attic room offers spacious and versatile accommodation, ideal for family living.

Excellent for attendance to Llangatwg comprehensive and Cilfriw 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 property is approached via a front garden leading to a welcoming entrance hallway, which has stairs leading upstairs, and provides access to a generous lounge, leading to a fitted kitchen leads through to a second reception room, benefiting from French doors opening out onto the garden, creating an excellent space for entertaining.

To the first floor are three well-proportioned bedrooms and a modern family bathroom. The converted attic room, currently used as a bedroom, provides additional flexible living space. Externally, the rear garden is attractively tiered, offering a variety of uses including an entertaining area with outdoor bar, lawned space, planting areas, and a seating area with shed.

Viewing is highly recommended to fully appreciate the space and potential this property has to offer!

Accommodation

Entrance Hallway

Reception Room One

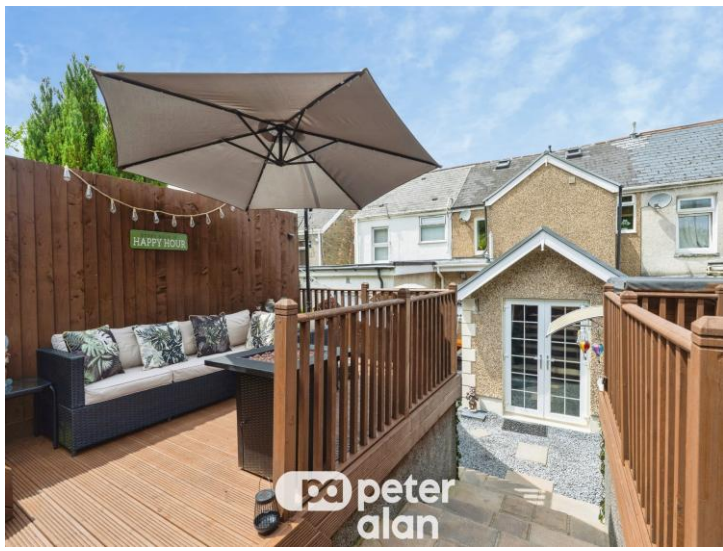
21' 4" x 11' 1" (6.50m x 3.38m)

Kitchen

14' 9" x 9' 3" (4.50m x 2.82m)

Reception Room Two

12' 10" x 7' 9" (3.91m x 2.36m)



Bedroom One

13' 4" x 10' 3" (4.06m x 3.12m)

Bedroom Two

10' 2" x 8' 5" (3.10m x 2.57m)

Family Bathroom

Bedroom Three

11' 4" x 8' (3.45m x 2.44m)

Attic Room

19' 2" x 7' 10" (5.84m x 2.39m)

Floorplan



Total floor area 117.0 m² (1,259 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.