



## 2 Main Road, Aberdulais, Neath, Glamorgan, SA10 8HG

**Offers Over £200,000**

Situated within Aberdulais, close to the popular Waterfalls attraction, A465 trunk road and a short drive from all amenities and facilities at Neath Town Centre, immaculately presented semi detached family home benefiting from lounge, dining room kitchen and bathroom to the ground floor and 3 bedrooms, sitting room and en-suite/w.c. to the first floor. Externally, the gardens are well maintained offering a beautiful array of mature trees and shrubs with off-road parking for one vehicle to the front driveway.

Viewing is highly recommended.

No onward chain.



## Main Dwelling



## Entrance Hallway 12'1" x 6'0" (3.69 x 1.83)



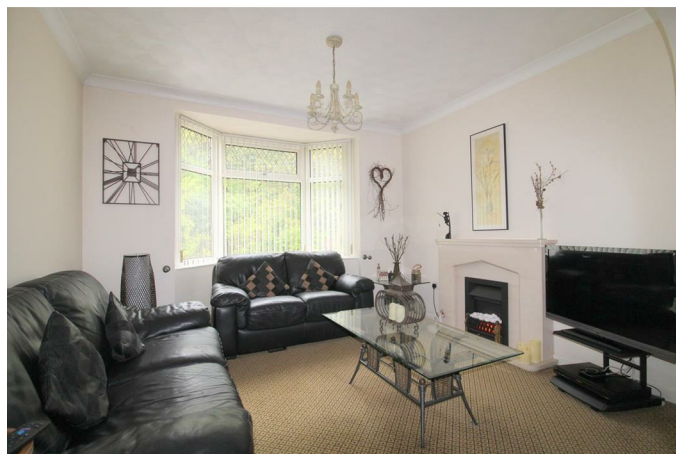
Under stairs storage cupboard housing oil boiler, coved ceiling, radiator, stairs leading to first floor.

## Dining Room 11'6" x 12'4" (3.52 x 3.78)



French doors to inner porch, coved ceiling, radiator, opening into lounge.

## Lounge 9'10" x 11'6" (3.02 x 3.53)



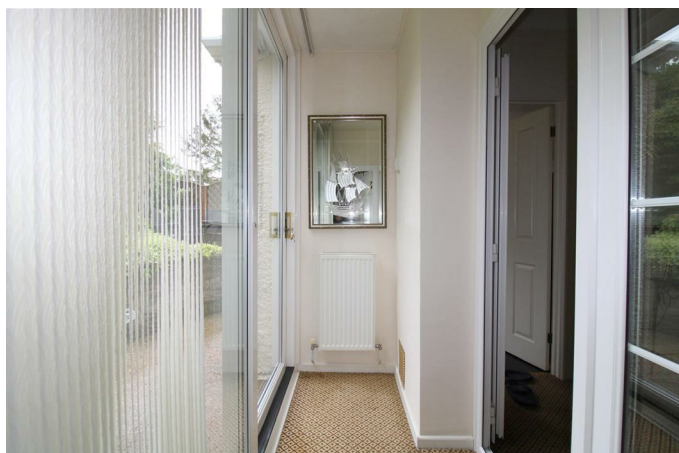
Bay window to front, granite fire surround and hearth with electric fire (not tested), radiator, coved ceiling.

**Kitchen/Breakfast Room 9'9" x 11'10" (2.99 x 3.62)**



Dual aspect windows, range of base & wall units with space for cooker, washing machine & fridge/freezer,, sink & drainer, tiled flooring, spotlights to ceiling, part tiled walls, two radiators.

**Inner Porch 3'3" x 7'7" (1.00 x 2.33)**



With radiator and sliding patio doors leading to rear garden.

**Family Bathroom 9'4" x 4'11" (2.86 x 1.52)**



Window to side, panel bath, shower cubicle, low level w.c., pedestal wash hand basin, radiator, respartex to walls, wood effect cushion flooring.

**Landing Area 2'10" x 8'0" (0.87 x 2.45)**

Radiator.

**Bedroom One 10'1" x 12'8" (3.08 x 3.87)**



Double bedroom with two fitted wardrobes, radiator, window to front, door to en-suite w.c.



**En-suite 4'1" x 3'2" (1.25 x 0.98)**



Vanity wash hand basin, low level w.c., window to side.

**Bedroom Two 11'7" x 7'10" (3.55 x 2.40)**



Double bedroom with window to rear, fitted wardrobes, radiator.

**Bedroom Three 8'5" x 7'5" (2.57 x 2.28)**



Access to loft space, radiator, window to rear.

**Sitting Room/Study 12'7" x 5'11" (3.86 x 1.82)**



French doors with balcony to rear, covered with spotlights to ceiling, radiator, window to front.

### Rear Garden



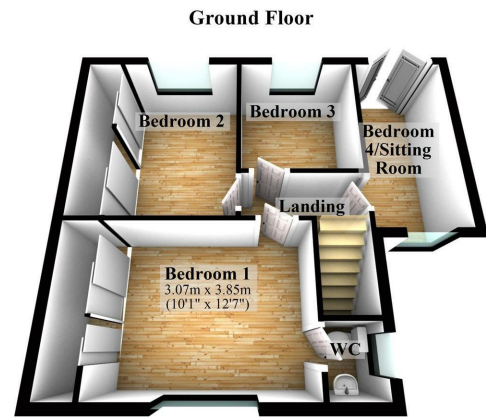
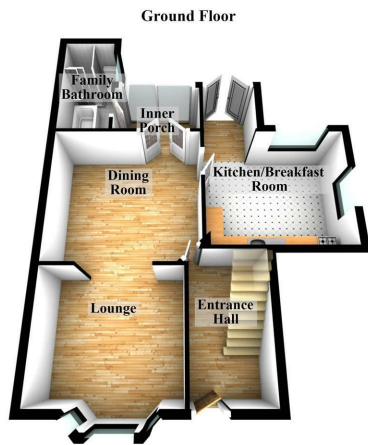
Well tended garden, laid to lawn with trees and shrubs, two summer houses with decking, paved area with storage shed.

### Front Garden



With shrubs and off road parking space.

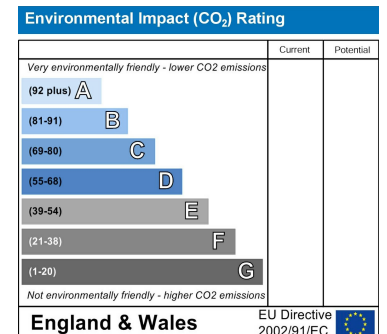
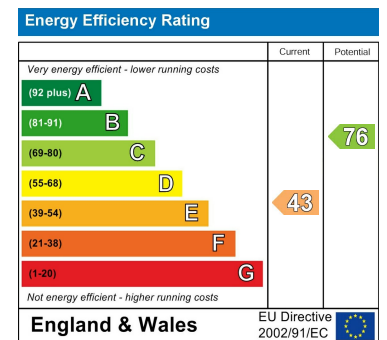
## Floor Plan



## Area Map



## Energy Efficiency Graph



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