



Cefn Yr Allt

Neath, SA10 8HE

£170,000



Three bedroom semi-detached home with two reception rooms, kitchen, utility/ground floor shower room and first floor bathroom. Rear access to garage. Offers further potential. Located close to Aberdulais falls and easy to commute via the A465. Viewing recommended.



Ground Floor

Hallway

Upvc double glazed door to front. Inner door to hall. Radiator. Stairs to the first floor.

Lounge 12' 1" x 9' 8" (3.68m x 2.95m)

Upvc double glazed window to front. Radiator.

Dining Room 13' 7" x 12' 1" (4.14m x 3.68m)

Upvc double glazed window to rear. Wood effect laminate flooring. Radiator. Under stairs storage.

Kitchen 11' 8" x 9' 1" (3.56m x 2.77m)

Fitted with a range of wall, base and drawer units incorporating stainless steel sink with mixer tap over. Splash back tiling. Space for range style cooker with extractor chimney over and space other appliances. Vinyl flooring. Upvc double glazed window to side.

Rear Hall

Upvc double glazed door to side to the garden.

Utility / Shower Room

Plumbed for washing machine and space for tumble dryer. Suite comprising low level wc, vanity wash hand basin and shower. Two upvc double glazed windows to rear. Chrome towel radiator.

First Floor

Landing

Storage cupboard. Loft access, loft floor and walls are boarded, with electric strip lights and power points.

Bedroom One 15' 4" x 9' 8" (4.67m x 2.95m)

Two Upvc double glazed windows to front. Radiator.

Bedroom Two 11' 4" x 9' 5" (3.45m x 2.87m)

Upvc double glazed window to the rear. Radiator. Wall mounted gas combination boiler.

Bedroom Three 9' 1" x 5' 9" (2.77m x 1.75m)

Upvc double glazed window to rear. Radiator.

Bathroom

Coloured three piece suite comprising low level wc, pedestal wash hand basin and bath with mixer shower over. Splash back tiling to walls. Radiator. Upvc double glazed window to side.

External

Steps up to the front with lawned front garden. Side gated access to the rear garden which is in tiers, has a lawn, some artificial grass and mature shrubs to flowerbeds. Green house. Rear lane access to a good size Garage with two windows and up and over door. (15'8 x 15'0)

General Information

Tenure: Freehold

Council Tax: Band B

EPC: D

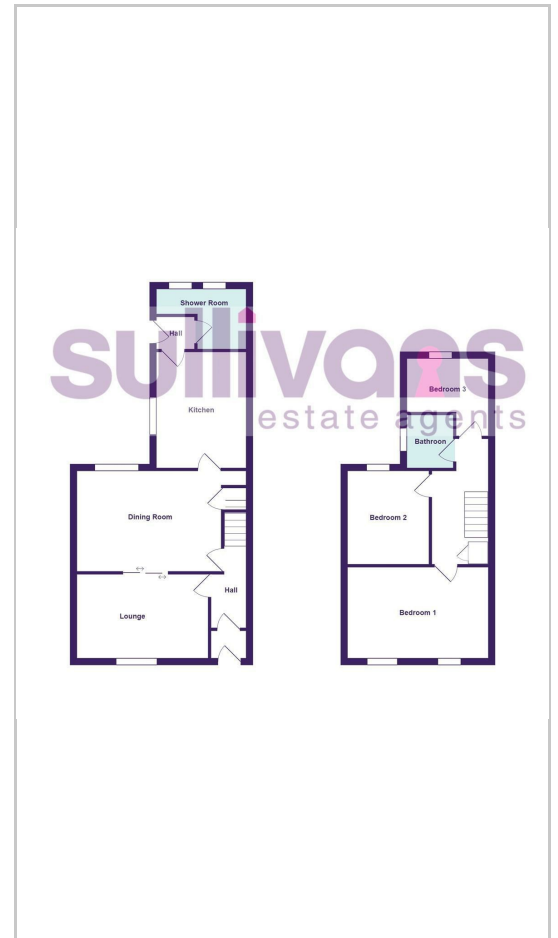
Viewings strictly by appointment via Sullivans Estate Agents

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Area Map



Floor Plans



Energy Efficiency Graph

