



hrt

herbert r thomas

hrt.uk.com

3 Ffynnon Dawel

Aberdulais

Neath

SA10 8EQ

3 Ffynnon Dawel

Asking price **£229,000**

Nestled on the periphery of the quiet residential development of Ffynnon Dawel is this deceptively spacious three bedroom detached family home.

Situated on a well regarded development on the periphery of Aberdulias

Offering convenient commuter access to the A465 and M4

Within walking distance to local schools and amenities

Spacious accommodation throughout

Conservatory extension to the rear

Three double bedrooms

Master bedroom with en-suite

Driveway off road parking

Integral single garage

Sold with vacant possession





Nestled on the periphery of the quiet residential development of Ffynnon Dawel is this deceptively spacious three bedroom detached family home.

The property is entered via a solid wood door into an entrance hallway with stairs to the right hand side and doorways leading to the spacious lounge and a cloakroom. The lounge spans over nineteen foot long and is flooded with natural light from rear sliding wooden and glazed panel doors. Within the room there is access to a useful under stairs storage cupboard and the rear sliding wooden doors provide access into the conservatory extension. The conservatory has a pitched glazed roof, power supply, plumbed radiator, patio doors and windows to all sides.

A doorway leading off the lounge leads into the kitchen/dining room. To the rear of the room are a set of patio doors, flanked by windows providing light, access and views into the rear garden.

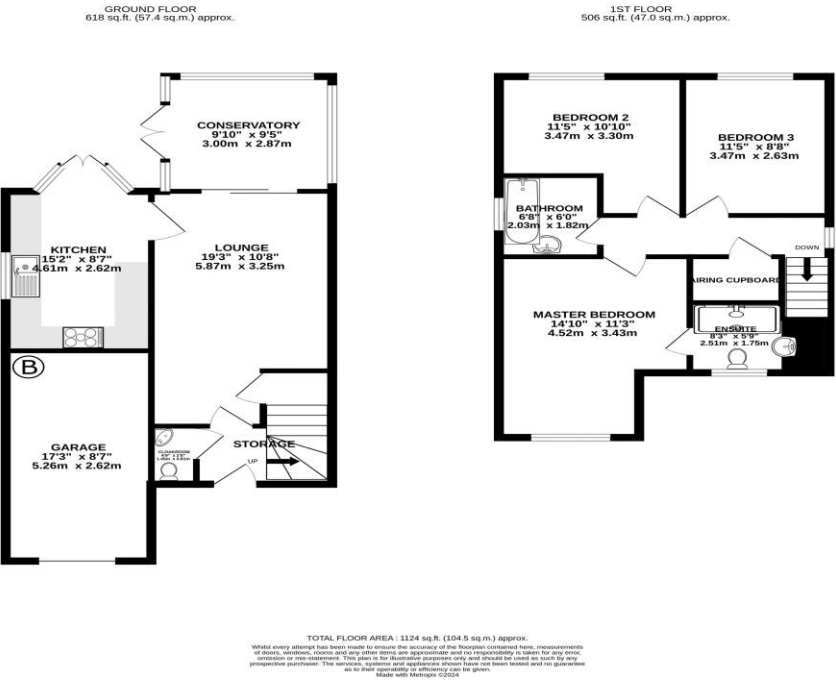
The room has been fitted with a matching range of white base and wall mounted units with a dark laminated worksurface over. It offers space for fridge/freezer, an integrated electric oven with four burner gas hob above, splashback tiling, a window to the side above the sink unit and space for three appliances. The cloakroom on the ground floor has been fitted with a white two piece suite comprising; low level WC, corner wash hand basin and an obscure glazed window to the front.

To the first floor the landing gives access to all three bedrooms, a useful storage cupboard and the family bathroom. Bedroom one is a large double bedroom offering an abundance of fitted wardrobe furniture. There is a window to the front providing light and views of the quiet estate and a doorway leads into the private en-suite shower room.

The en-suite has been fitted with a white three piece suite comprising; low level WC, double shower cubicle and a vanity wash hand basin. It further benefits from tiling to wet areas, an obscure glazed window to front and wall mounted towel rail.

Bedrooms two and three are good sized double bedrooms, each with a window to the rear providing light and views over the garden. The family bathroom has been fitted with a white three piece suite comprising; panel bath with a mains powered shower over bath, low level WC and a pedestal wash hand basin with cupboard storage below. There is tiling to all wet areas and an obscure glazed window to the side.

Outside to the front of the property there is a large level driveway, providing off road parking for two cars. To the rear, there is a good sized enclosed garden laid mainly to lawn, with an artificial grass patio area and feather edge fencing. The garage has a traditional up and over door and houses the gas boiler.





Directions

SAT NAV USERS SA10 8EQ

Tenure

Freehold

Services

ALL MAINS SERVICES

Council Tax Band D

EPC Rating D

Viewing strictly by
appointment through
Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

33 Alfred Street, Neath, West Glamorgan,
SA11 1EH,
01639 639541
neath@hrt.uk.com

hrt Est. 1926 **RICS**

English | [Cymraeg](#)

Energy performance certificate (EPC)

Address: 33 Alfred Street, Neath, SA11 1EH	Energy rating: D	Valid until: 14 November 2021
Current rating: D	Potential rating: C	Current score: 59

Property type: Detached house
Total floor area: 97 square metres

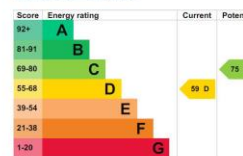
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the minimum and permitted energy efficiency standards for rental properties](#).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- The average energy rating is D
- The average energy score is 59

Breakdown of property's energy performance

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

