



## Aberhenwaun Uchaf

£135,000

- No On Going Chain
- Off Street Parking
- Sizable Outbuilding
- Generous Kitchen Diner
- Village location
- EPC Rating: G



3 1 2





## About the property

A deceptively spacious and well presented, ideal family home or first time purchase, available for sale with no on going chain in Pantyffordd, Seven Sisters! Boasting excellent links to Ystradgylais, Neath Town Centre and the Brecon Beacons National Park as well as the A465 making the home suitable for commuters looking for access to the M4 corridor! The home is approached via a gated front garden with lawn and driveway, side access leads through to a further enclosed and low maintenance rear garden! Internally, the property comprises of an entrance hallway, with stairs to the landing, a flows through to a lounge, spacious fitted kitchen diner, sun room area to the rear of the kitchen, utility room and family bathroom. The first floor houses access to the loft space and all three bedrooms. Internal viewings are highly recommended!







## Accommodation

### Entrance Hall

### Lounge

13' 4" max x 11' 8" ( 4.06m max x 3.56m )

### Kitchen/Diner

9' 9" x 16' 7" max ( 2.97m x 5.05m max )

### Rear Of Kitchen

16' 5" x 7' 7" ( 5.00m x 2.31m )

### Utility Room

6' 8" x 7' 1" ( 2.03m x 2.16m )

### Bathroom

### Landing

### Bedroom One

12' 6" Plus Wardrobes x 8' 7" ( 3.81m Plus Wardrobes x 2.62m )

### Bedroom Two

13' 2" x 9' max ( 4.01m x 2.74m max )

### Bedroom Three

9' 9" x 7' 6" max ( 2.97m x 2.29m max )

### Front & Rear Gardens

## 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](http://www.focalagent.com)

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