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27 Main Road

Dyffryn Cellwen, Neath,
Neath Port Talbot, SA10 9HR

27 Main Road

Asking price £80,000

Situated in the village of Dyffryn Cellwen is this three bedroom semi detached home with an abundance of potential and is conveniently located near local amenities such as schools, shops and has access to the A4109 and A4221.

Three bedroom semi detached home with an abundance of potential

Situated in the quiet village of Dyffryn Cellwen

Conveniently located near local amenities and commuter access to the A4109 and A4221

Three good sized bedrooms to the first floor

Tiered South facing rear garden

Driveway providing offroad parking

Large open plan reception room

Increased efficiency with solar panels installation

Family bathroom with matching three piece suite

Perfect property for a investor/cash purchaser





The property is entered via a uPVC door which leads directly into the spacious open plan reception room. There is wood effect laminate to floor, uPVC windows to the front and rear of the space which allow light to flow into the room. The reception room features a log burner with alcove space to each side. From the reception room, there is access to under stairs storage, family bathroom, kitchen and the stairs which lead to the first floor accommodation.

Following on from the reception room, a wooden glazed door leads into the kitchen. To the rear, there are two uPVC windows which look out to

the south facing tiered garden and there is also a sky light installed which allows the kitchen to be light and airy. A stainless steel sink is fitted below the larger window and laminate worktop space with base units with room for one appliance. The kitchen is also fitted with a uPVC door leading to the rear garden.

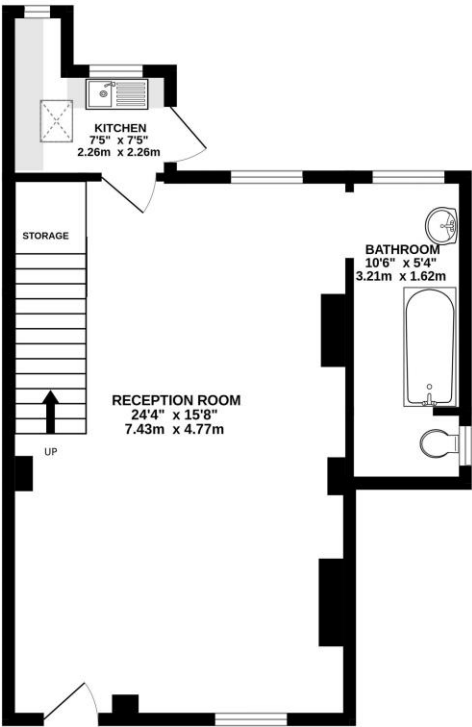
From the reception room, there is access to the family bathroom via an opening. The bathroom features a matching three piece suite which includes a full pedestal sink, panel bath and low level w/c. Above the

toilet, there is an obscure glazed window and there is also a larger uPVC window which overlooks the rear garden.

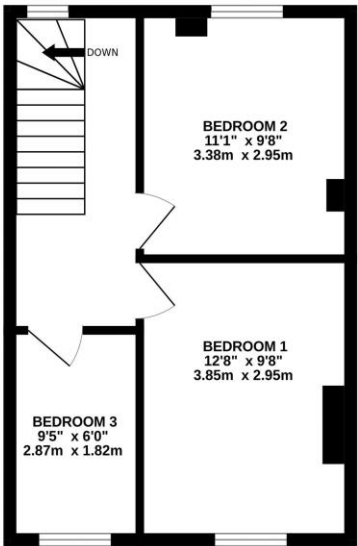
To the first floor, a spacious landing area provides access to the three bedrooms. Bedroom one and two are good sized double rooms, each with a uPVC window which allows light to enter the rooms. Bedroom one overlooks the front of the property and bedroom two overlooks the rear garden. Bedroom three is a well proportioned single bedroom with a uPVC window overlooking the front of the property. The landing area and all three bedrooms feature matching wooden flooring which flows through the entirety of the first floor.

To the rear of the property, the large south facing garden is tiered and has plenty of room for shrubs and patio space. Towards the back of the garden is a wooden shed which provides additional storage space. The rear garden benefits from being enclosed and provides side access to the front of the property. Another feature of this property are the solar panels which were installed at the end of 2022 and boost the efficiency of the home.

GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (78.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

SAT NAV USERS: SA10 9HR

Tenure

Freehold

Services

Water, Electric, Drainage, no gas

Council Tax Band B

EPC Rating E

Viewing strictly by
appointment through
Herbert R Thomas

hrt.uk.com

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herbert r thomas

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

hrt Est. 1926 **RICS**

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.

English | [Cymraeg](#)

Energy performance certificate (EPC)

Energy rating	E	Valid until	7 October 2028
Current energy rating	E	Potential energy rating	B

Property type: Semi-detached house
Total floor area: 88 square metres

Rules on letting this property

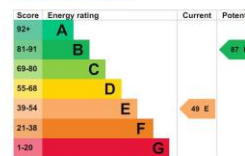
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the requirements and penalties for letting a property with a poor energy rating](#) on the GOV.UK website.

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[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 50

Breakdown of property's energy performance

