



53, Llygad Yr Haul, Caewern  
Neath, Neath Port Talbot SA10 7SP

Offers in the Region Of £135,000



\*\*\*\*New and Exclusive with Abbey Residential Agents\*\*\*\* If you are interested in this home, please contact ourselves verbally. Abbey Residential Agents are proud to offer this well proportioned three bedroom semi detached family home with a benefit of a driveway leading to a garage which is in need of renovation throughout in a sought after location of Caewern. We expect high demand for this family home and we strongly recommend early viewing to avoid disappointment. Vacant Possession with No Onward Chain. This home has been in the same family since the home was built in the 1950's and offers great potential for a family or investor to add their own mark on this family home. Close proximity to the local children's park, shops, schools namely Waunceirch Primary School, Dwr-y-Felin Y Melin Comprehensive School and Neath Port Talbot College. The accommodation consists to the ground floor of an entrance hall, dining room, lounge, kitchen, study and a cloakroom. To the first floor there are three bedrooms and family bathroom. Externally there are front and rear gardens with a side driveway leading a garage.

### Entrance

via side pvc door into the hall.

### Hall

Textured ceiling, radiator, staircase to the first floor.

### Study

6' 6" x 4' 0" (1.98m x 1.22m)

Frosted double glazed window to the rear aspect, textured ceiling with coving, door to the cloakroom.

### Dining Room

10' 0" x 10' 10" (3.05m x 3.30m)

Double glazed window to the front aspect, radiator, fireplace.

### Lounge

14' 1" x 11' 4" (4.29m x 3.45m)

Double glazed window to the front aspect, textured ceiling with coving, double radiator, gas fire housing back boiler, pantry cupboard with frosted pan to the rear aspect.

### Kitchen

5' 6" x 9' 0" (1.68m x 2.74m)

Double glazed window to the rear aspect, frosted pvc door to the rear aspect, radiator. Base unit with sink unit.

### First Floor Landing

Access to the loft, door off to the bedrooms and the family bathroom. Frosted double glazed window to the rear aspect.

### Bedroom One

12' 0" x 11' 4" (3.65m x 3.45m)

Double glazed window to the front aspect, radiator.

### Bedroom Two

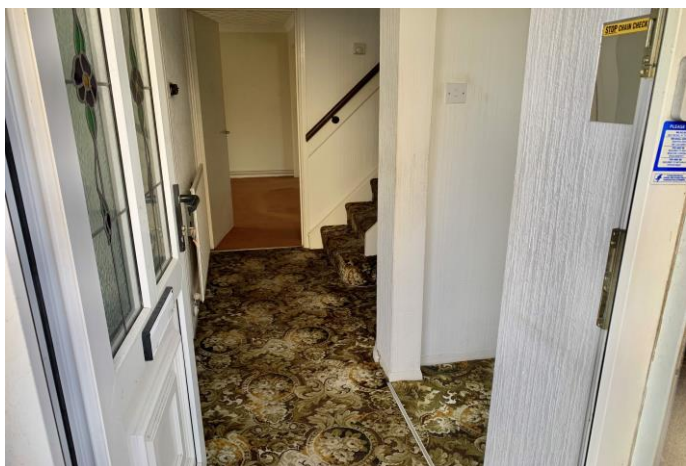
9' 10" x 10' 10" (2.99m x 3.30m)

Double glazed window to the front aspect, radiator, textured ceiling with coving.

### Bedroom Three

9' 5" x 7' 1" (2.87m x 2.16m)

Double glazed window to the rear aspect.



## Family Bathroom

7' 6" x 6' 7" (2.28m x 2.01m)

Frosted double glazed window to the rear aspect, textured ceiling, radiator, linen cupboard with tank and shelving area. A suite consists of a sink, toilet and the bath.

## Garden

To the front there is hedge frontage with an entrance gate leading to the pathway. Gate into the rear garden, laid to lawn. Side driveway to the garden To the rear there is coal shed enclosed laid to lawn. There is gate which leads to a further garden area.

## Garage

In need of attention.

## Tenure - Freehold

Please check the tenure with your solicitor.

## Council Tax - B

## Energy Performance Certificate

Current - 51 - E Potential - 84 - B Total Floor Area 87 square metres Certificate Number - 2624 - 1910 -

8200 - 0469 - 0200 Valid until 22 October 2031 Full EPC can be located on [www.epcregister.com](http://www.epcregister.com)

## Viewing by appointment with the selling agents.

Due to Covid-19 situation we have 360 degrees panoramas of each room of this home for your perusal via the virtual tour tab. Physical viewing will have to be a minimum upon qualification by our team. Safety is paramount to all parties in the process. Please respect the procedures in place at this time.

## Disclaimer

These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these

particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

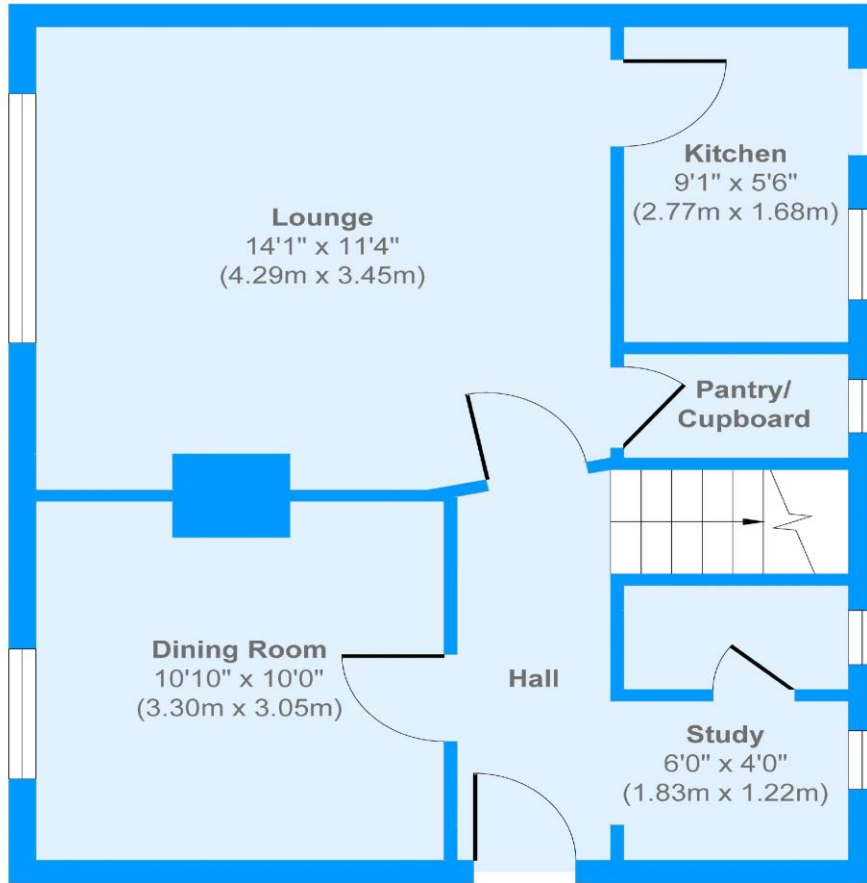




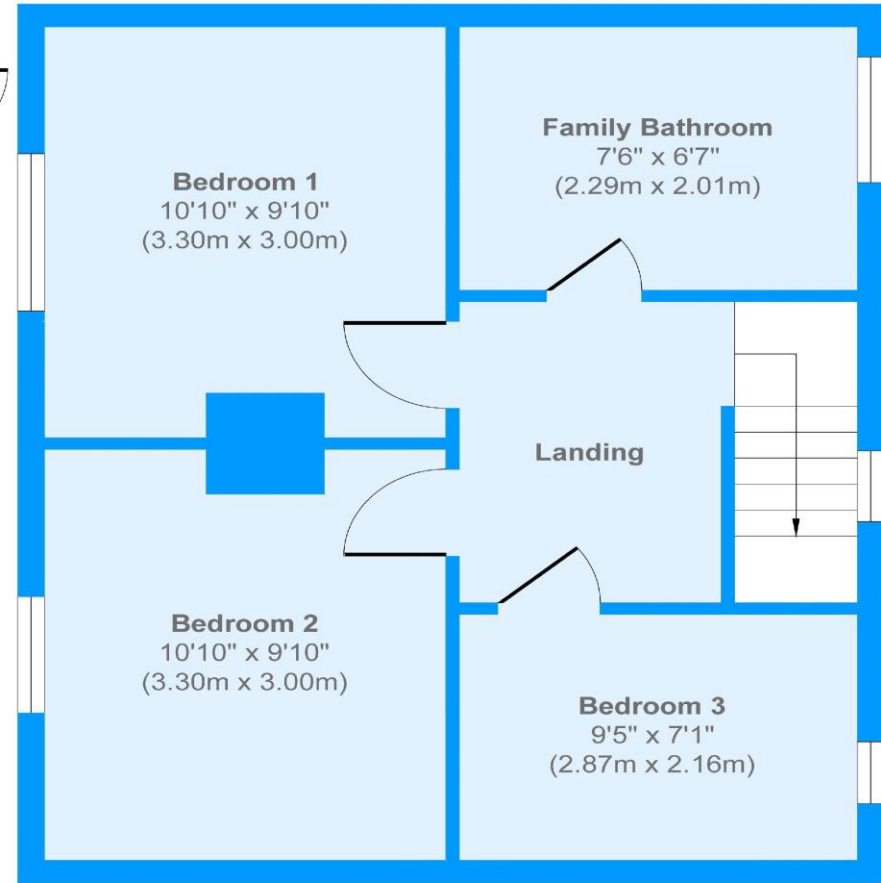




# Llygad Yr Haul, Caewern, Neath, SA10 7SP



**Ground Floor**  
Approximate Floor Area  
478 sq. ft  
(44.40 sq. m)



**First Floor**  
Approximate Floor Area  
478 sq. ft  
(44.40 sq. m)

**Approx. Gross Internal Floor Area 956 sq. ft / 88.80 sq. m**  
Produced by Elements Property



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