



**Ynysygerwn Avenue  
Aberdulais  
Neath  
West Glamorgan  
SA10**

**Offers In Excess Of £170,000**

**bettermove**

# Ynysgerwn Avenue Neath

Bettermove are proud to present this 3 bedroom semi-detached house in Aberdulais.

The property benefits from double glazing, and LPG heating throughout, with on street parking available.

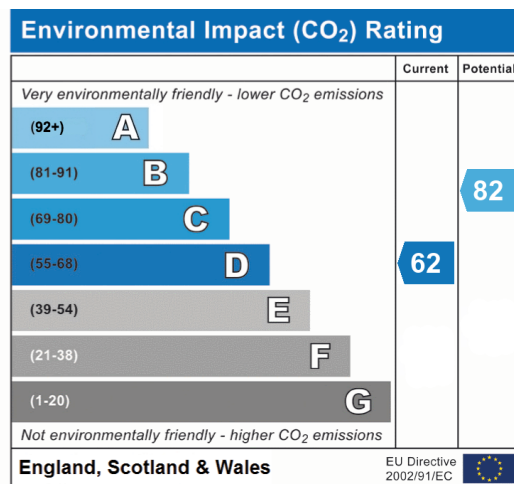
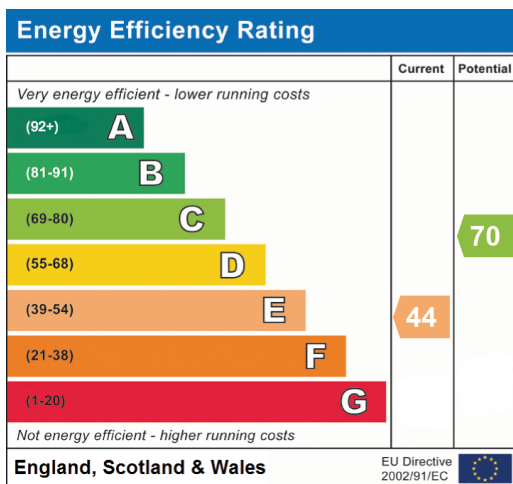
The council tax band is B.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, and a family bathroom on the ground floor. The first floor consists of three bedrooms, including two doubles, and one single. Outside, the property boasts a large, private rear garden, benefitting from side and rear access, mainly laid to lawn, perfect for enjoying the summer months.

Located in the sought after village of Aberdulais, Neath, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Neath Train Station, a variety of local bus routes, and quick access to the M4.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.







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