



## Llety'r Afel Lodge, Aberdulais, Neath, Neath Port Talbot SA10 8HN

£295,000 For Sale

### Property Features

- Charming detached forestry lodge dating back to the 1800's
- Detached stone barn offering excellent scope for conversion (s.t.p.c)
- Set in a secluded position amongst established woodland plantation
- With no immediate adjoining neighbours
- Situated on the periphery of popular village of Aberdulais, Neath
- Within easy reach of A465 (Heads of the Valleys Road)

### Property Summary

A charming and characterful detached forestry lodge situated in a secluded position amongst an established woodland plantation, on the periphery of the popular village and community of Aberdulais, Neath.



## Full Details

### Property Summary

The historic Llety'r Afel Lodge dates back to the 1800's retaining many original characterful features, briefly comprising a living room, kitchen/breakfast room, dining room and a side hall with a staircase leading to a box /storage room. The principal staircase leads to the first floor landing area with three bedrooms, the principal bedroom also interlinks into the rear hall, plus a family bathroom.

The property benefits from a driveway leading to a parking area for several vehicles with courtyard garden area to the front and rear. A further detached traditional stone building is currently utilised for storage purposes, with conversion potential, subject to obtaining the necessary planning consents.

The property would benefit from updating and maintenance work both internally and externally, although offers excellent scope to create a wonderful family home.

### Situation

The property lies in a private and secluded setting, north-east of the village of Aberdulais, benefitting from a range of local amenities and services, whilst the larger town of Neath, can be reached within 4 miles to the south-west is home to a comprehensive range of services, to include stores, eateries, supermarkets, schooling and a train station. The M4 at Junction 43 can be reached within 5 miles, providing excellent access along the M4 corridor, into Swansea and further afield.

## Ground Floor

### Living Room

3.38m x 4.87m (11' 1" x 16' 0")

Door to front, window to side, floor boards and linoleum flooring, coal and log burner.

### Kitchen

3.32m x 3.47m (10' 11" x 11' 5")

Door to side, window to side, base and wall units, gas cooker and extractor hood and plumbing for washing machine.



### Dinning Room

5.05m x 3.73m (16' 7" x 12' 3")  
Windows to the front and side, carpet flooring and radiator.

### Internal Hall

2.70m x 2.68m (8' 10" x 8' 10")  
Window to front, door to side and concrete flooring.

### First Floor

#### Store

1.07m x 1.14m (3' 6" x 3' 9")  
Window to side and attic hatch.

#### Bedroom 1

3.11m x 2.53m (10' 2" x 8' 4")  
Window to side and carpet flooring.

#### Bathroom

1.97m x 3.61m (6' 6" x 11' 10")  
Window to side, bath tub, W.C, WHB and airing cupboard.

#### Bedroom 2

2.80m x 2.34m (9' 2" x 7' 8")  
Window to front and carpet flooring.

#### Bedroom 3

5.01m x 3.86m (16' 5" x 12' 8")  
Window to front, carpet flooring and built in wardrobe.

### Externally

#### Stone Built Barn

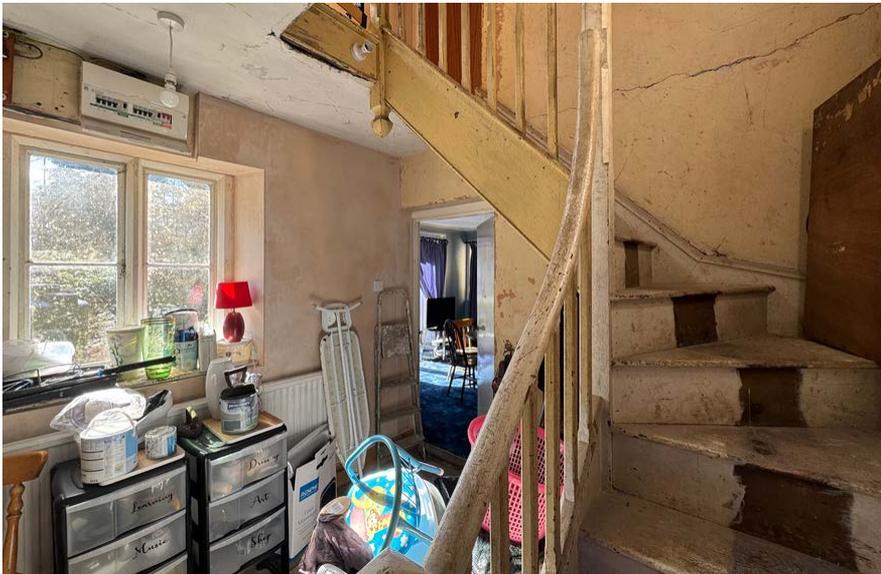
4.91m x 8.58m (16' 1" x 28' 2")  
With pitched slate roof.

### Further Information

#### Tenure

We understand that the property is held on a freehold basis.





### Services

We understand that the property benefits from mains electricity, mains water, private drainage and solid fuel central heating system. None of the services have been tested.

### Council Tax Band

Council Tax Band D - approximately £2446.79 per annum for 2025/2026.

### Energy Performance Certificate

EPC Rating D (55).

### Wayleaves, Easements and Rights of Way

The property is sold to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

### Plans

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

### Planning

All planning related enquiries to Neath Port Talbot County Council Planning Department.

### Local Authority

Neath Port Talbot Council, The Quays, Brunel Way, Neath, SA11 2GG.  
Tel: 01639 686868

### What 3 Word / Postcode

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### Agent Note

The garden area is currently subject to a 5-year Treatment Plan in respect of the Himalayan Balsam and Bamboo infestation.

### Viewing

Strictly by appointment with the sole selling agents Rees Richards and Partners.

Please contact our Swansea office for further information - Druslyn House, De La Beche Street, Swansea, SA1 3HH.

Tel: 01792 650705

Email: [property@reesrichards.co.uk](mailto:property@reesrichards.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>93</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>55</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

