



## 15 Osprey Close, Leiros Park, Bryncoch, Neath, SA10 7EP

**Offers In The Region Of £325,000**

Osprey Close offers an extended layout with three bedrooms, each equipped with wardrobes. The house features two reception rooms and a conservatory spanning the full width of the property. The interior is well-maintained and boasts a high-quality fitted kitchen, complete with Neff appliances. Additionally, there is a shower room with a toilet, as well as a separate WC on the first floor. The outdoor area includes two patio areas, one located in the lower garden and the other in the upper part, providing pleasant views. The property is situated conveniently close to amenities, the Neath town center, Dyffryn woods, and the Gnoll Country Park, offering beautiful walking opportunities. Notably, there are excellent schools and colleges within walking distance. Furthermore, the house includes a garden to the front with a single garage with parking facilities. Viewing is recommended to fully appreciate the property's features and condition. No onward chain.

**Main dwelling**



Upvc entrance door leading into hallway;

**Entrance hallway 11'5" x 5'10" (3.494 x 1.788)**



With Bamboo flooring, stairs to first floor, understairs cupboard and radiator.

**Lounge 20'10" x 10'5" (6.356 x 3.184)**



Attractive and spacious room with a feature fireplace incorporating marble hearth and inset with electric fire, georgian style sliding patio doors to front, bay window and radiator.



**Kitchen 15'9" x 8'11" (4.802 x 2.726)**



Beautifully appointed kitchen with high gloss Italian porcelain floor tiles, White fronted kitchen units with no handles and slow closing drawers and doors, pull out corner cupboard stacker, Neff double oven and grill with induction hob and extractor above, tempered glass sink drainer with Frankie style extendable spray tap, instant hot water tap, integral dishwasher, two under worktop wine storage units, space for American freezer which is negotiable, double doors leading to the conservatory, spot lights to ceiling, Upvc door and window to side.



**Conservatory 23'6" to longest point x 19'8" widest  
(7.165 to longest point x 6.018 widest)**



Excellent size conservatory where part of this room was the 4th bedroom/reception but is now open plan but could easily be put back as the forth bedroom, as you can access the conservatory through the kitchen. Part of the conservatory has underfloor heating, two electric radiator, fan light and patio doors to the rear.



**Third reception/originally the 4th bedroom**

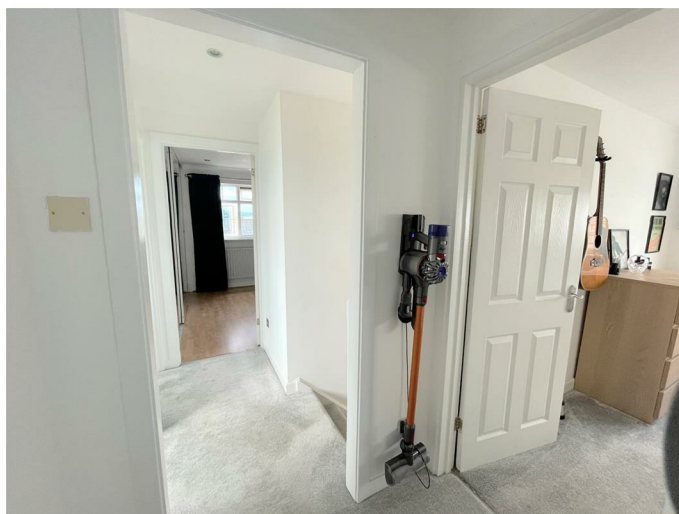


This room was when built the original 4th bedroom and could be put back as it was as there is another entrance from the kitchen.

**Third reception**



**Landing 5'9" x 3'0" x 4'10" x 3'0" (1.754 x 0.922 x 1.477 x 0.936)**



Measured in two parts, attic access.

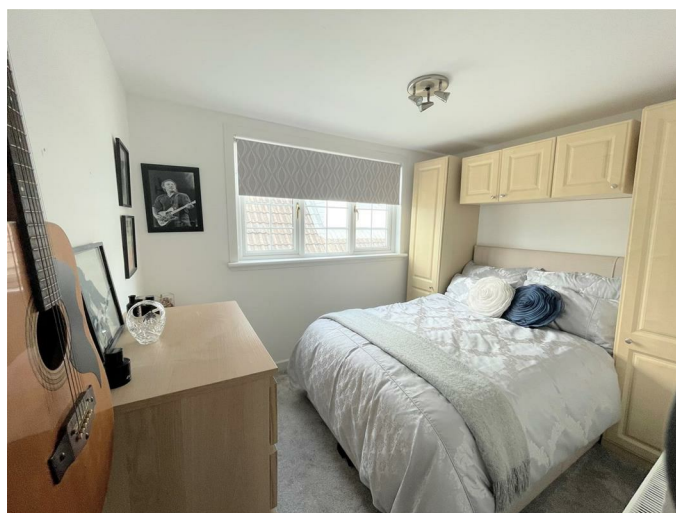
**Bedroom one 14'9" x 11'11" (4.519 x 3.656)**



Double room with some nice views to the front, laminate flooring, floor to ceiling sliding mirror wardrobes with further triple wardrobes, room for a dresser in recess, window to front and radiator.



**Bedroom two 10'8" x 10'5" (3.265 x 3.182)**



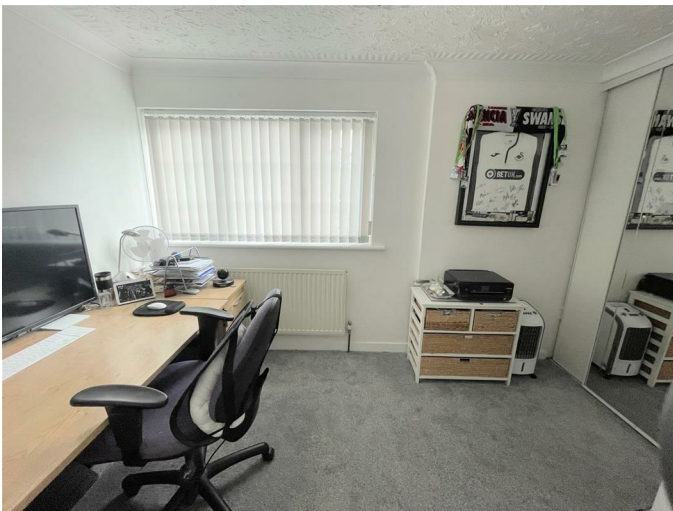
Double room with over head unit with wardrobes to sides, window to side and radiator.



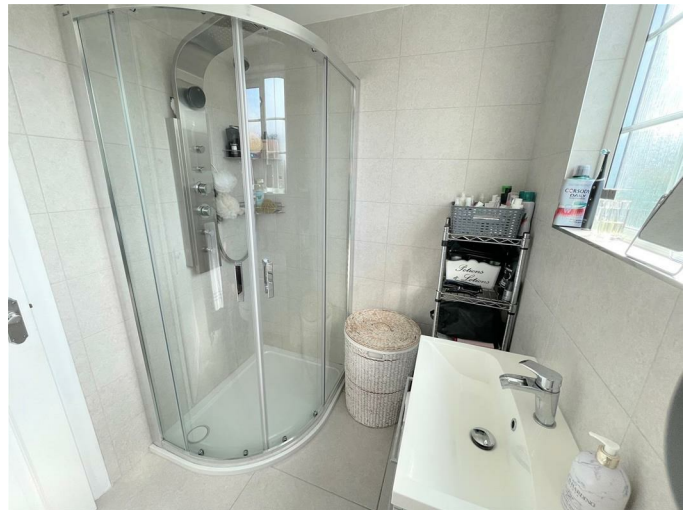
**Bedroom three 11'3" x 6'4" plus approx 6'6"ft into wardrobe (3.436 x 1.934 plus approx 2ft into wardrobe)**



**Shower room 6'7" x 5'5" (2.028 x 1.673)**



**Fitted with a range of floor to ceiling mirrored wardrobes, window to front and radiator.**



**Modern suite to include; power shower with multi functions, separate mist shower head, waterfall style vanity wash hand basin with slow closing high gloss doors, low level WC with jet pullout water spray feature for cleaning, wall mounted luminate mirror, extraction fan with motion sensor, spot lights to ceiling fully tiled to walls, wall mounted heated towel rail and window to side.**



**Shower fitment**

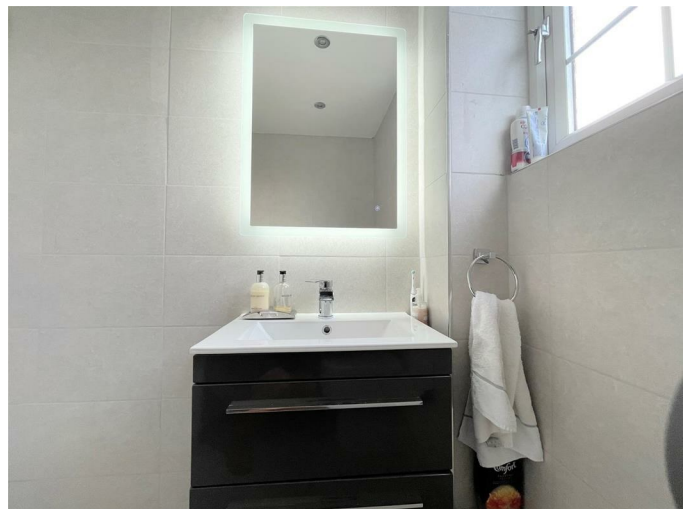


**Separate WC 5'8" x 4'0" (1.748 x 1.238)**



With low level WC, vanity wash hand basin with waterfall tap and slow closing vanity draws, pullout jet spray for cleaning, luminate wall mounted mirror, fully tiled to walls and window to side.

**Vanity view**



## Rockery



Raised rockery with shrubs.

## Rear garden



Enclosed garden offering some nice views to the side, steps leading to the top part of the garden with artificial grass, bordered with fencing panels, raised deck area which some boards would need replacing, further paved patio and second patio area to the lower level. Access to the garage.







Rear conservatory view



**Front garden**



**Garage/driveway**



Single garage with remote controlled electrically operated up and over door power and light with parking for two vehicles to the front.

**Street view**



**Agent note**

Vendor advises the following; Property has recently undergone an electrical consumer unit upgrade and has an Electrical Installation Condition report dated Jan 2023

**Council tax**

Council Tax

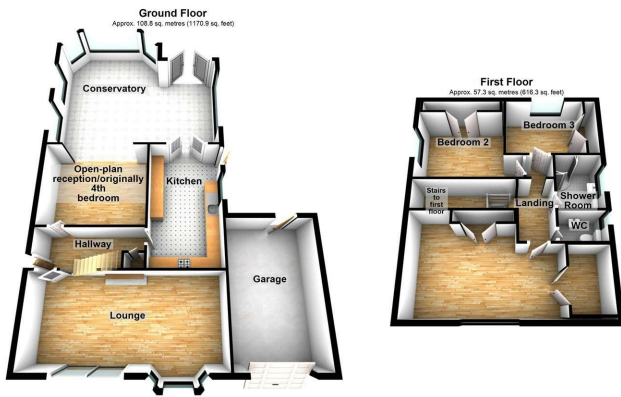
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Annual Price:

£2,459 (avg)

## Floor Plan



Total area: approx. 166.0 sq. metres (1787.3 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		1	1
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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