



Castle Haven Margaret Street, Bryncoch, Neath, West Glamorgan, SA10 7TS

Offers In The Region Of £449,950

Constructed in the mid 1970's an Individual, architect designed detached property, very unique in nature, situated in a very quiet part of the popular village of Bryncoch. close to local schools, countryside walks and a short distance of all amenities and facilities at Neath Town Centre. Although this property would benefit from a programme of modernisation and improvement, though it offers extremely spacious and versatile accommodation which would suit a growing family with spacious gardens to front, side and rear. The house offers large entrance hallway, very large lounge room, living room, utility room, cloakroom and kitchen to the ground floor and 4 double bedrooms, bathroom and separate w.c. to the first floor. Outside there are good size gardens to front, side and rear, 2 off-road parking spaces to hardstanding and single integral garage to the front.

Main dwelling

Entrance porch 8'0" x 3'3" (2.446m x 0.997m)

With tongue and groove to ceiling, exposed stone wall, marble floor, glazed inner door and panel into:

Entrance hallway 12'3" x 12'3" (3.756m x 3.756m)



With Marble tiled floor, window to side, radiator, spiral staircase to first floor.

Utility room 10'11" x 6'8" (3.351m x 2.044m)



With stainless steel sink unit, fitted base units, double fitted cupboard with louvre doors housing gas central heating boiler, space for fridge/freezer, built-in pantry cupboard, part tiled walls, cushion flooring, double glazed window and door to rear.

Cloakroom 6'9" x 3'4" (2.075m x 1.037m)



With w.c. and wash hand basin in blue, marble flooring, double glazed window to rear.

Lounge 14'11" x 29'11" (4.567 x 9.129)



With tiled fireplace with marble hearth with fitted gas fire (not tested), two radiators, coved ceiling, 2 sets of aluminium sliding patio doors to rear garden, picture window to side.



Kitchen 15'11" x 11'5" (4.853m x 3.485m)



With fitted base and wall units in dark oak colour with co-ordinating work surfaces, stainless steel sink unit, space for dishwasher, built-in double oven, separate electric hob with extractor over, glass display cupboard, breakfast bar, part tiled walls, space for dining table, coved ceiling, sliding patio doors to rear.

Living room 15'0" x 13'10" (4.578m x 4.238m)



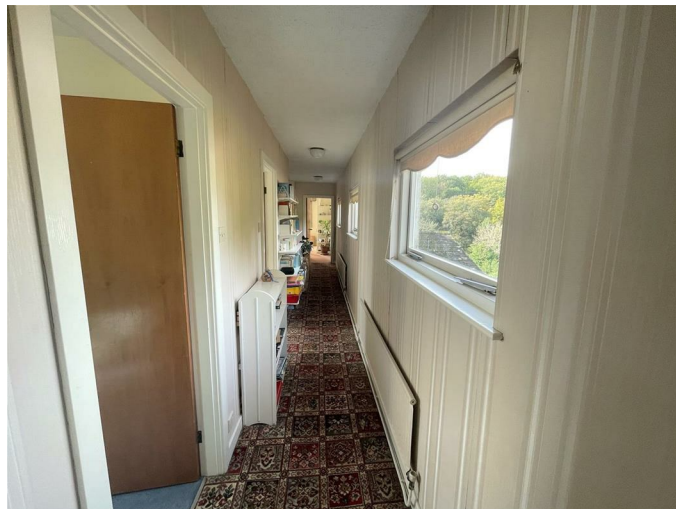
With double glazed window to front and rear, fitted gas fire, two radiators, coved ceiling.

Gallery Landing 13'5" x 11'0" (4.099m x 3.370m)



With two windows to side, double airing cupboard housing the water tank with sliding doors, access to roof space, radiator.

Landing passageway 27'11" x 3'5" (8.515m x 1.044m)



With three windows to side and radiator.

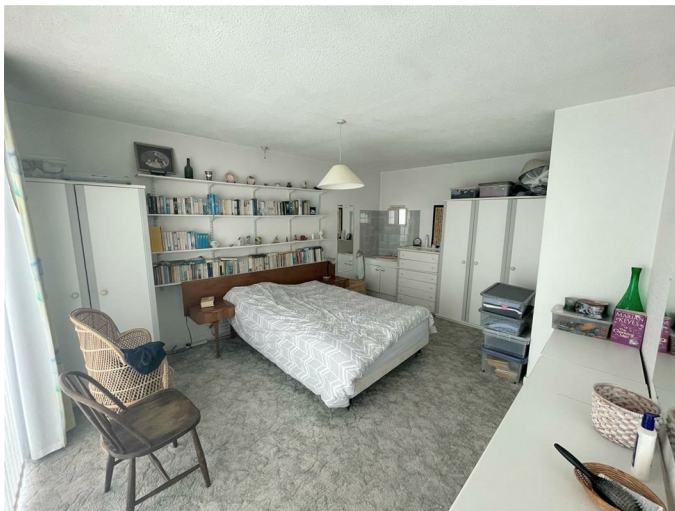
Main bedroom 15'9" x 12'10" (4.80m x 3.91m)



Fitted with a range of white wardrobes with matching chest of drawers and dressing table, window side and rear, radiator.



Bedroom two 16'4" x 12'3" (5.001 x 3.744)



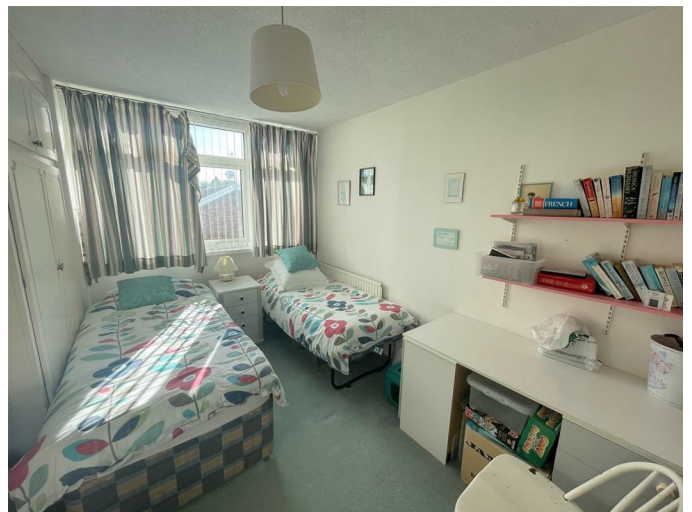
With sliding patio doors to side, fitted shelving, sink on vanity unit, radiator.

Bedroom three 11'10" (plus 6'6" robes) x 12'3" (3.614m (plus 2' robes) x 3.759m)



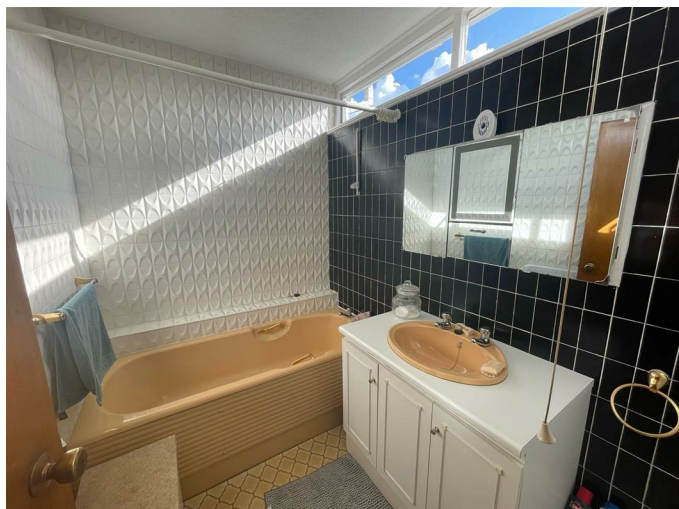
With double fitted wardrobe with sliding mirror doors, double glazed window to side, fitted shelving, radiator.

Bedroom four 11'11" x 9'6" (3.646 x 2.921)



With range of fitted wardrobes in white, built-in dressing table, desk and shelving, double glazed window to rear and radiator.

Bathroom 10'5" x 5'5" (3.199m x 1.670m)



With 3 piece suite in tangerine comprising panelled bath, sink in vanity unit, shower cubicle, cushion flooring, double glazed window to rear, radiator, part tiled walls, respatex to walls.



Separate w.c. 2'8" x 5'5" (0.822m x 1.657m)



With w.c. suite in tangerine colour, fully tiled walls, cushion flooring, small window above.

Side garden



Outside

On the approach to the property there is a lawned area and parking for 2 vehicles on a hardstanding. There are further gardens to front, side and rear with lawned areas, crazy paved patio, full width patio to rear, steps down to large lawn and a variety of mature trees and shrubs, outside water tap. Paved side garden.

Front garden



Patio



Side view



Side view of property



Garage



With up and over door and power and light.

Driveway



Plenty of off road parking.

Views



Walkway down to property



Another view



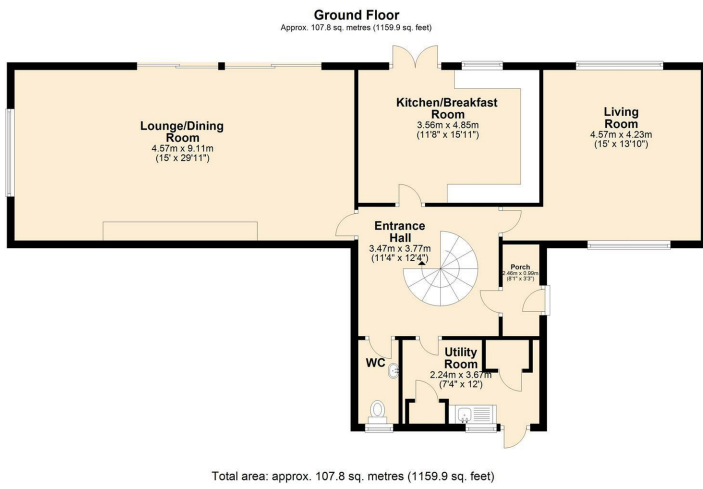
Aerial view



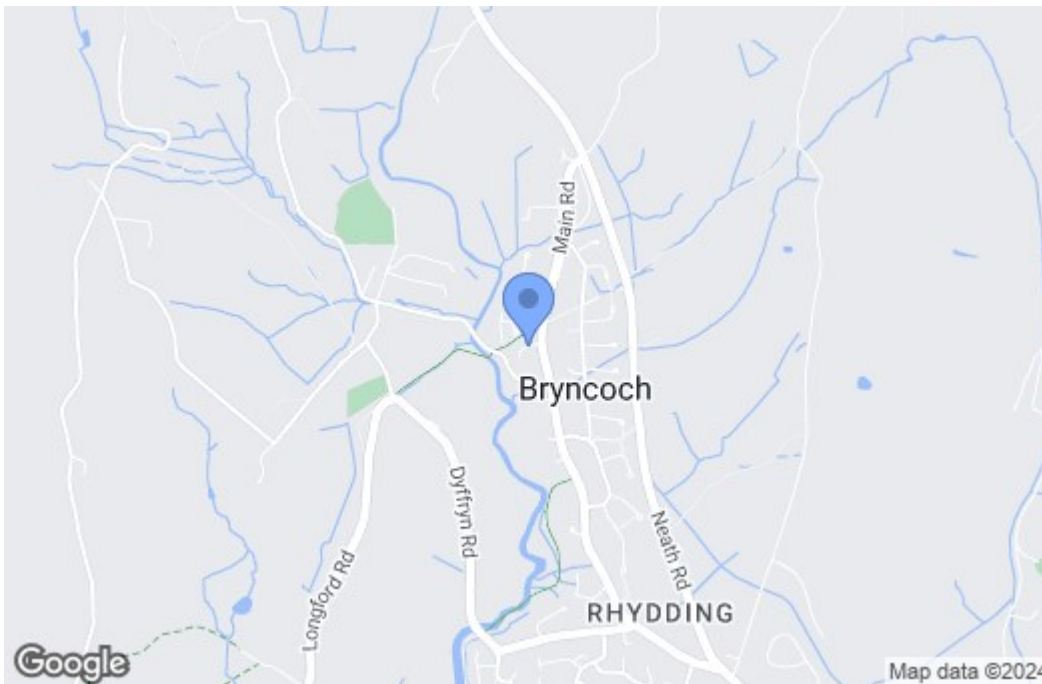
AGENTS NOTE

Council Tax Band F with an annual payment of £2908

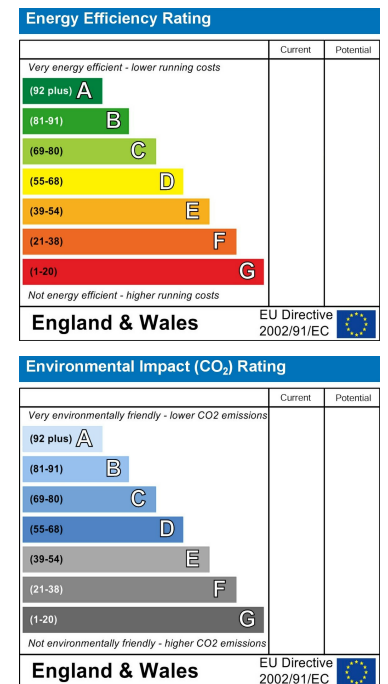
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.