



## Brooklands Main Road, Cadoxton, Neath, SA10 8DA

**Offers In The Region Of £299,950**

Nestled within the welcoming village of Cadoxton, built in 2007 and known as Brooklands, this spacious 4-bedroom detached house is more than just a home, it's a haven for families seeking both comfort and convenience. Beyond its charming facade, the residence unfolds within walking distance to local schools/Colleges, and a short drive away are the Aberdulais waterfall attractions and the Gnoll Country Park for those perfect weekend family outings. The proximity to the M4 corridor makes commuting a breeze, ensuring that family adventures extend beyond the village borders. Step inside, and you'll discover a thoughtfully designed living space where accommodation is plenty for every detail that caters to the needs of a bustling family. The rear garden becomes a natural extension of the home, providing space for children to play and family gatherings to unfold. Parking is a breeze with ample space and the added convenience of a double garage. Viewing comes recommended.

## Main dwelling



Enter via Upvc door leading through to the hallway

## Entrance hallway 13'7" x 8'11" (4.163 x 2.729)



Stairs to first floor, built-in storage cupboard and radiator.

## Lounge 22'2" x 11'7" (6.765 x 3.537)



Spacious room with patio doors opening onto the balcony, wooden feature fire surround incorporating marble hearth and inset with electric fire, window to front and radiator.



Lounge/balcony view



Snug/bedroom five 11'8" x 10'6" (3.577 x 3.205)



With window to front and radiator.



Kitchen/breakfast room 14'10" x 10'6" (4.540 x 3.201)



Fitted kitchen to include integrated fridge freezer, dishwasher and washing machine, sink drainer with mixer taps, five ring gas hob and oven with extractor hood above, room for dining table, window to rear and radiator.



**Shower room 32'9" x 16'4" x 29'6" (approx) (10'2 x 5'9" (approx) )**



Modern suite to include; shower cubicle, low level WC, pedestal wash hand basin, cushion flooring, wall mounted towel rail and window to rear.

**Door leading down to basement off the landing**

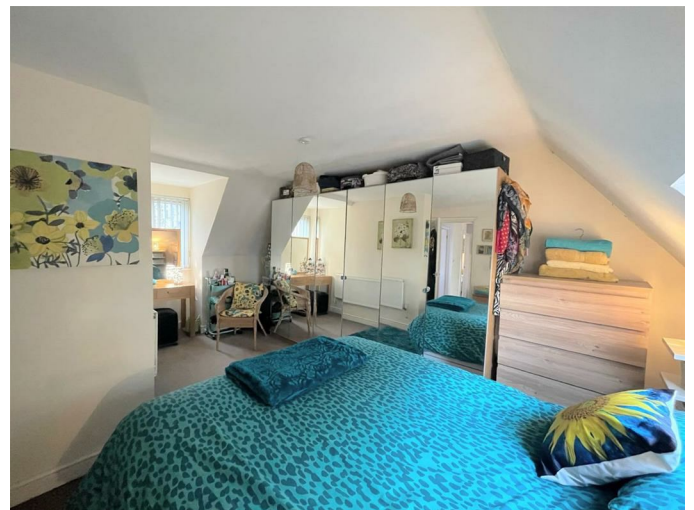
**First floor landing 11'7" x 2'11" (3.547 x 0.894)**

Velux window to front.

**Bedroom one 15'10" x 12'5" narrowing to 7'9" (4.850 x 3.789 narrowing to 2.384)**



Double room with a range of mirrored window to remain, velux window to rear and window to front, radiator.



**Bedroom two 11'10" x 9'0" (3.628 x 2.766)**



Double room with velux window to rear and radiator.

**Bedroom three 11'10" x 8'2" (3.617 x 2.491)**



Window to front and radiator.

**Bedroom four 9'8" x 6'7" (2.968 x 2.016)**



Velux window to front and radiator.

**Bathroom 8'2" x 7'4" (2.510 x 2.240)**



Spacious bathroom to include; panel bath with shower over, pvc cladding to bath area, pedestal wash hand basin and low level wc, cushion flooring, window to rear and radiator.

**Basement**

**Music room 21'6" x 11'2" (6.562 x 3.421)**



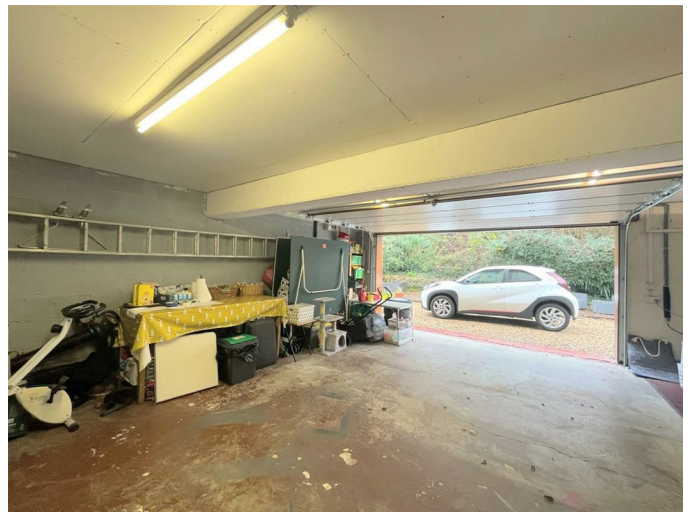
Great room which is currently being used as the music room but would suit many different uses, with patio doors leading to the rear garden, cupboard housing the Baxi boiler with storage room, access door into the double garage.



**Double garage 21'1" x 21'2" (6.43m x 6.45m)**



Excellent size double garage with power and light, small kitchen area, WC, electric roller doors leading straight to rear garden.



**Rear garden**



Level rear garden which has shingled area and raised decked area, small stream running down the edge of the boarder which is lovely to listen when your enjoying the outdoors, bordered with mature trees and offers plenty of parking.

**Rear garden**



**Rear garden**



**Rear garden**



### Rear garden



Band:

E

Annual Price:

£2,459 (avg)

### Main front view from main road.



### Agents notes

There are rights of access over the lane to the rear.

There is a sewerage treatment unit that has recently been emptied and then will be emptied every two years at a cost of around £150.00.

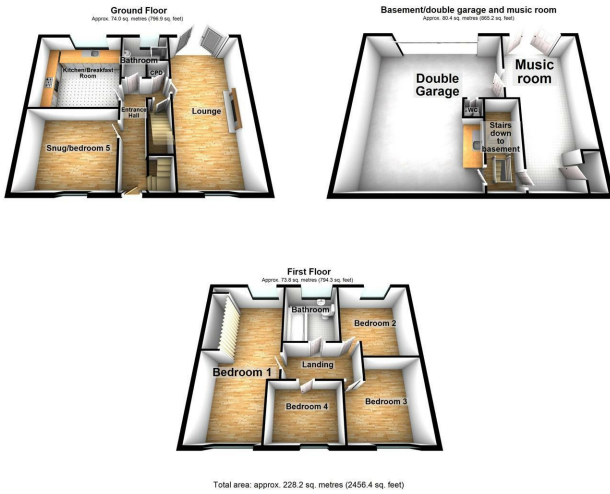
Network Rail maintain the stream and the embankment where the trees are to the rear of the property.

Council Tax Band E £2459

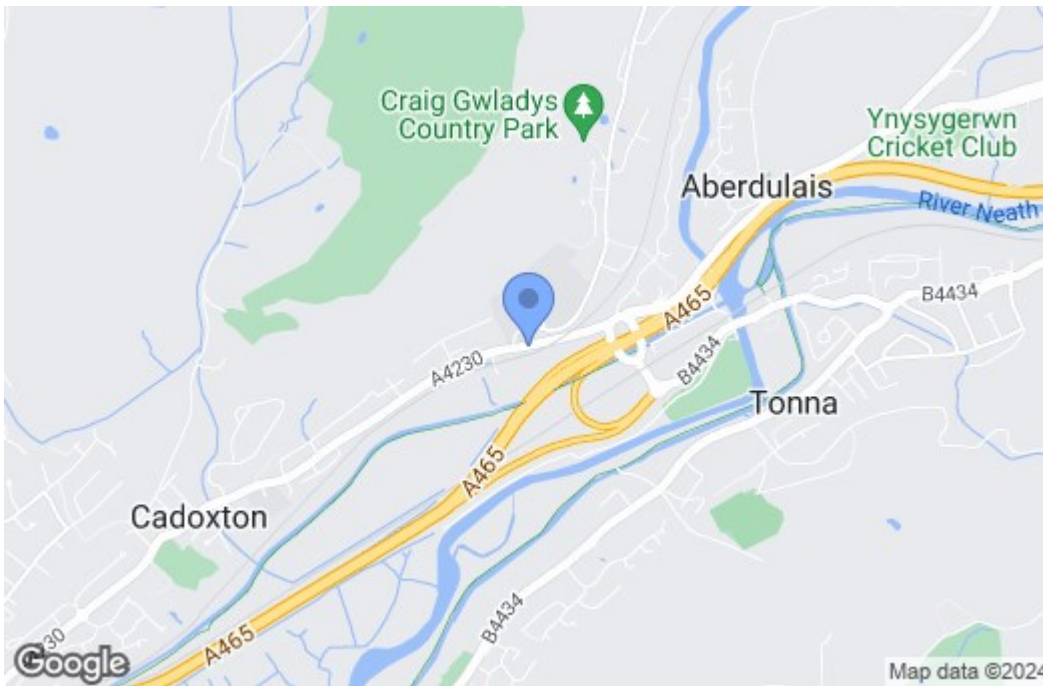
### Council tax



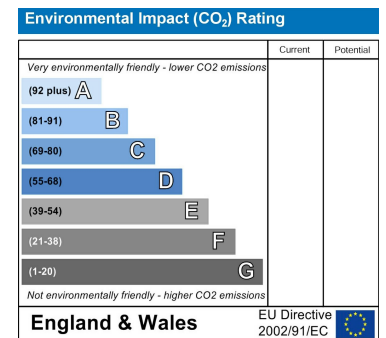
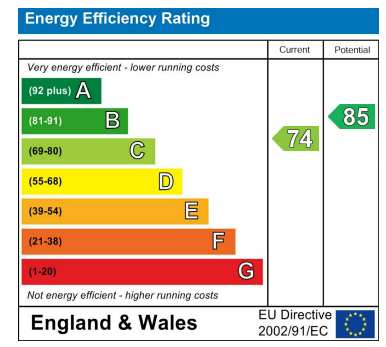
## Floor Plan



## Area Map



## Energy Efficiency Graph



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