



17 Birchwood Close, Neath, SA10 7UP

Asking Price £264,950

Nestled in the heart of the charming Bryncoch community, this cozy detached bungalow embraced by the warmth of a close-knit neighborhood, presents a delightful fusion of simplicity and functionality, offering a serene haven for a more manageable and relaxed lifestyle. Offering vacant possession, and with the proximity the convenience of local amenities stores nearby adds a layer of practicality. In summary, this 2-bedroom detached bungalow, with the option to reinstate its original three-bedroom layout, offers a lovely modern kitchen with built-in appliances, lounge/dining room with conservatory, modern shower room/WC, off road parking to front with an enclosed rear garden that offers some mountain views to the side. The original single garage to the side has been used as storage where the vendors replaced the garage door with a Upvc door and window but could easily be reinstated.

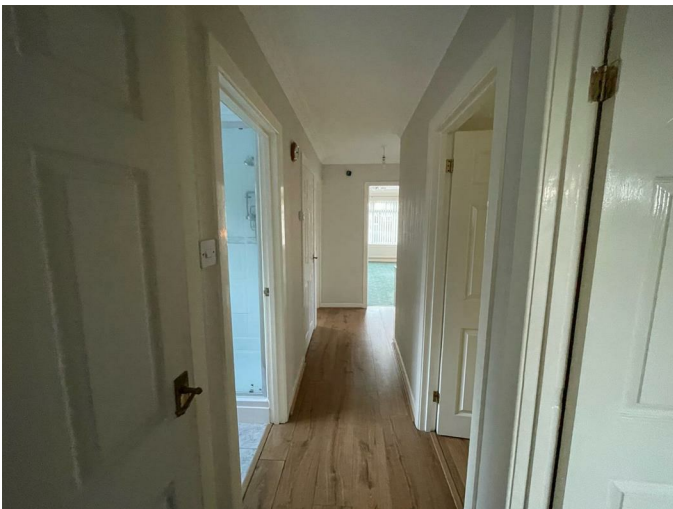
Main dwelling

Entrance hallway 7'3" x 14'6" (2.226 x 4.438)



Spacious hallway, with light oak colour laminate flooring, built-in-cupboard housing the wall mounted gas boiler, radiator.

Inner hall



Cloakroom 6'4" x 2'9" (1.931 x 0.846)



Fully tiled to walls and floor, wash hand basin, low level WC, window to rear and radiator.

Lounge 15'8" x 11'10" (4.798 x 3.629)



Open-plan lounge/dining room offering plenty of natural light, feature gas fireplace with surround, window to front and side, square opening through to the dining area and radiator.



Dining room 9'4" x 8'10" (2.860 x 2.702)



Kitchen 12'5" x 9'0" (3.804 x 2.761)



With window to front, access through to the kitchen and radiator.



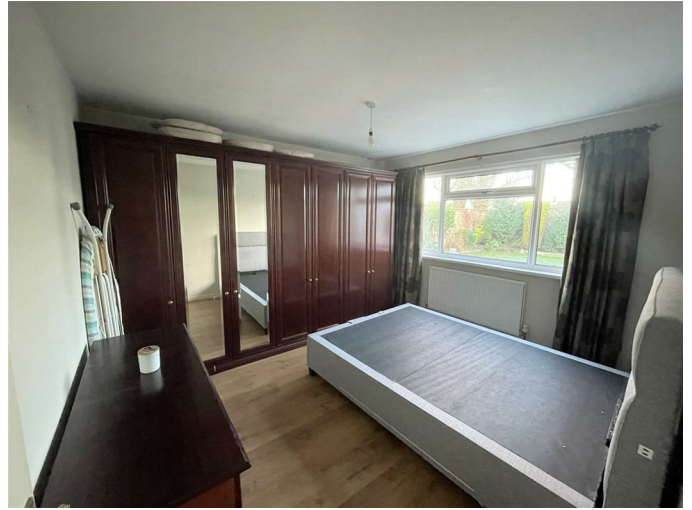
Well appointed modern fitted kitchen in Country Cream colour, with built-in dishwasher and fridge freezer, housed oven and electric hob with extractor fan above, laminate flooring, accessed from dining and hallway, window and door to rear.



Cooker view



Bedroom one 11'9" x 11'0" (3.606 x 3.353)



Lovely size room with a range of floor to ceiling fitted wardrobes, window to rear and radiator.

Bedroom two



Fitted with a range of wardrobes, laminate flooring, window to front and radiator.

Conservatory 21'2" x 9'10" (6.462 x 3.022)



The measurement of the conservatory has been added into the original third bedroom, anyone wishing to put the bedroom back as original could easily do so with a partition wall to divide but would still need to have access through the third bedroom to the conservatory.



Shower room 6'3" x 5'6" (1.906 x 1.693)



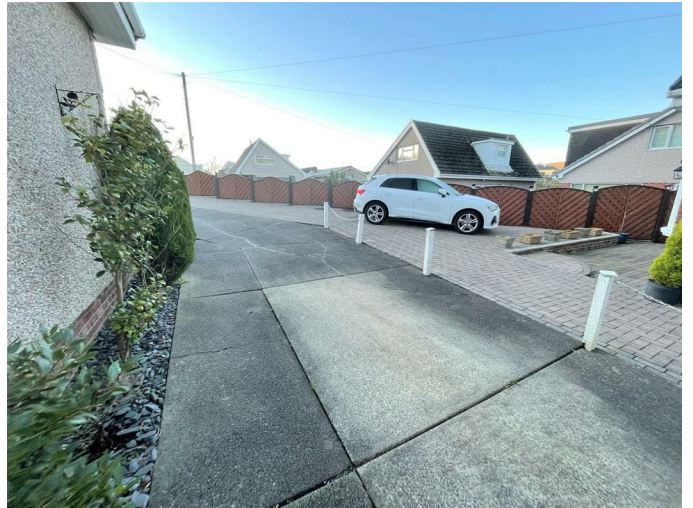
Rear garden



Lovely enclosed rear garden with some mountain views to side, lawn area and paved patios, access to side and door into the garage.



Front driveway



Front garden



Garage

The garage door has been replaced with a window and door but could easily be put back as the single garage.

Agents notes

Mobile Coverage

EE

Vodafone

Three

O2

Prior to any exchange of contracts confirmation of coverage advised.

Council tax/flood risk

Band: D

Annual Price: £2,012 (avg)

Conservation Area: No

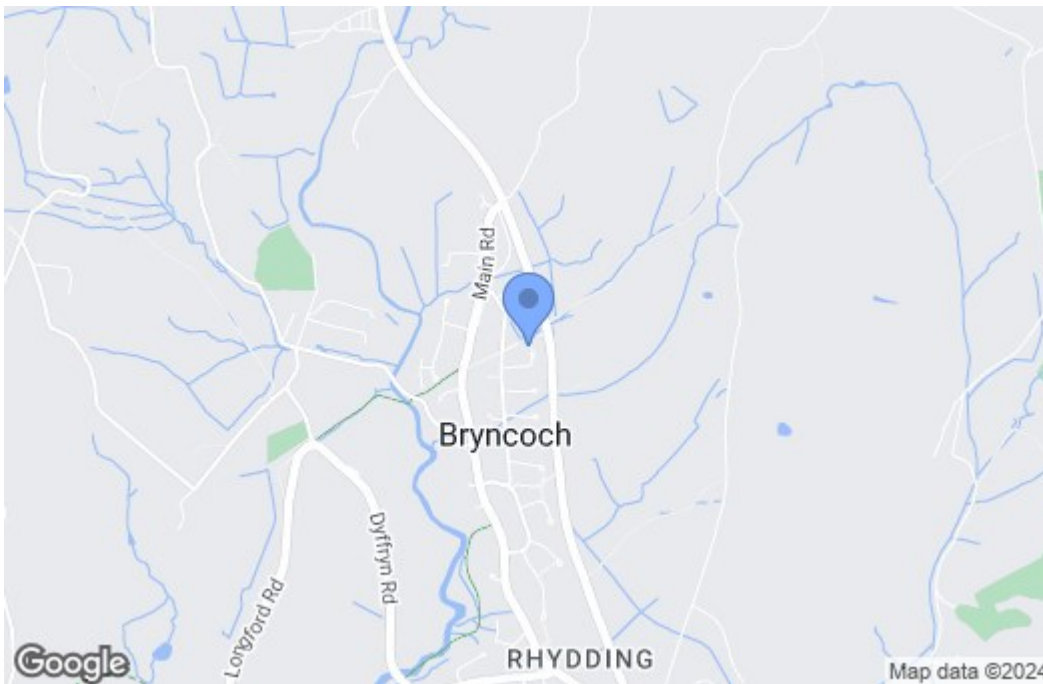
Flood Risk: Very Low

Floor Plan

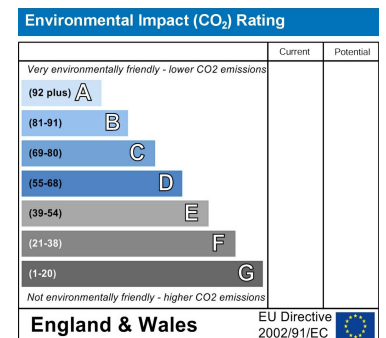
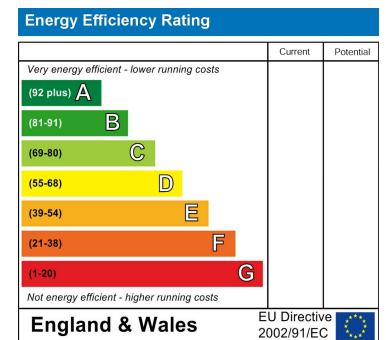


Total area: approx. 117.5 sq. metres (1264.4 sq. feet)

Area Map



Energy Efficiency Graph



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