



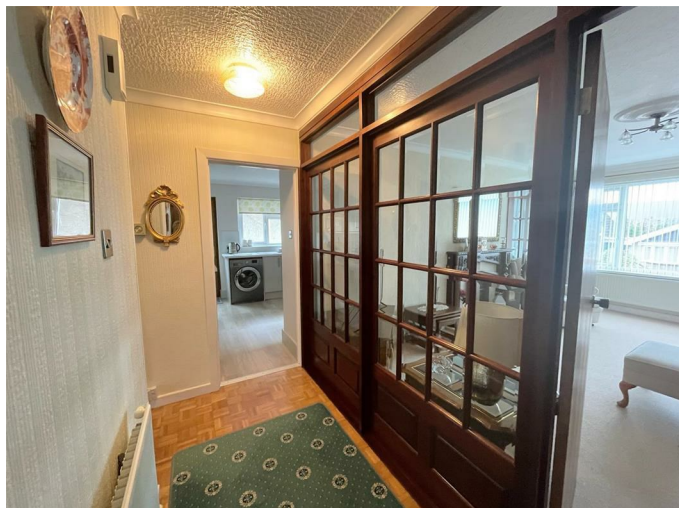
## 16 Elias Drive, Bryncoch, Neath, West Glamorgan, SA10 7TG

**Offers In The Region Of £305,000**

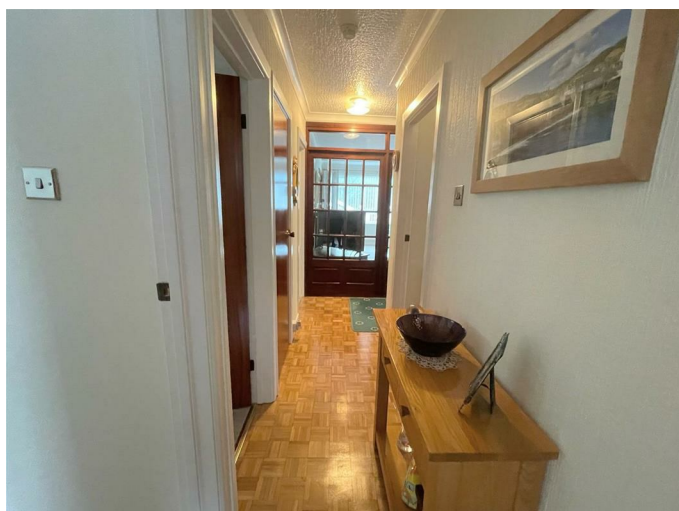
Situated within the popular village of Bryncoch, close to local schools, countryside walks and a short distance from all amenities and facilities at Neath town centre, a modern detached bungalow which is very well presented by the current owners offering accommodation wholly on one floor to include lounge, dining room, beautifully fitted kitchen, 3 bedrooms and bathroom/w.c. Outside, there are low maintenance, well tended gardens to the front and rear, side driveway offering ample off-road parking and attached single garage.

Side double glazed entrance door into:

Entrance hallway 13'3" x 3'10" x 3'0" (4.044m x 1.185m x 0.926m)



With parquet flooring, radiator, built-in storage cupboard, coved ceiling, access to roof space.



Living Room 17'0" x 11'9" (5.193m x 3.599m)



With Mahogany feature fireplace with cream insert and hearth and fitted electric fire (not tested), radiator, coved ceiling, double glazed window to front, georgian glazed sliding doors to:



**Dining Room 11'1" x 9'11" (3.385m x 3.038m)**



With double glazed window to front, coved ceiling, parquet flooring, radiator.



**Kitchen 11'4" x 9'0" (3.458m x 2.760m)**



Fitted with a range of base and wall units in hi-gloss Cashmere colour with co-ordinating work surface and splashback, builtin wine rack, composite sink with drainer, freestanding fridge/freezer and electric cooker to remain, laminate flooring, combination gas boiler housed in cupboard, coved ceiling, double glazed window and door to side garden, tongue and groove to ceiling.





**Bedroom one 13'0" x 11'2" (3.976m x 3.419m)**



**Bedroom two 11'10" x 9'10" (3.630m x 3.001m)**



With freestanding cream wardrobes to remain, double glazed window to rear, radiator, coved ceiling.



With freestanding wardrobes in white to remain, coved ceiling, radiator.



**Bedroom three/sitting room 8'5" x 8'10" (2.574m x 2.712m)**



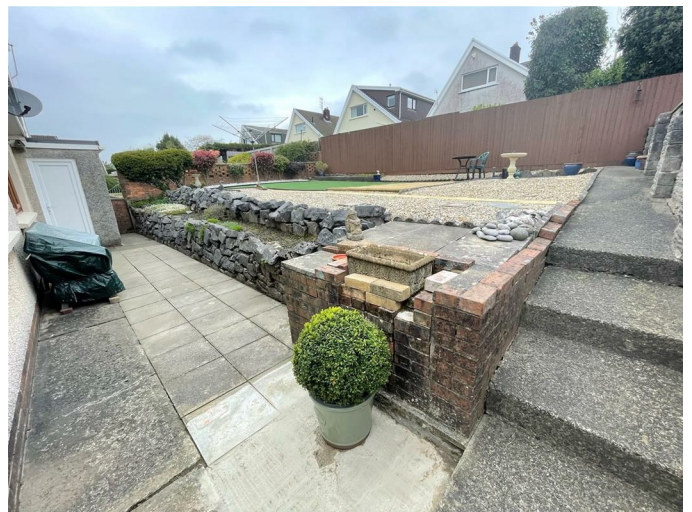
With double glazed window to side, radiator, coved ceiling.

**Bathroom/w.c. 11'2" x 5'5" (3.42m x 1.659m)**



With 3 piece suite in Ivory with double shower cubicle, w.c., wash hand basin, fully tiled walls, cushion flooring, double glazed window to side, coved ceiling, heated towel rail.

#### **Outside**



Low maintenance front garden. Side driveway providing parking for several vehicles leading to single attached garage with power, light and personal access door.

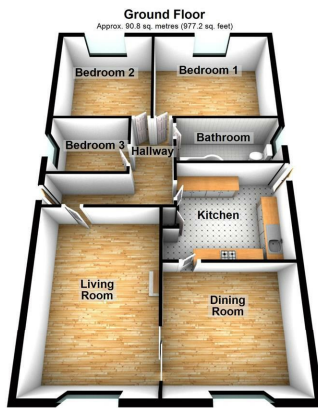
Side gate to paved area and further gate leading to enclosed low maintenance and landscaped rear garden with lower patio, steps up to patio, astroturf, shingled areas, rockery and some mature shrubs. Outside water tap.



**AGENTS NOTE**

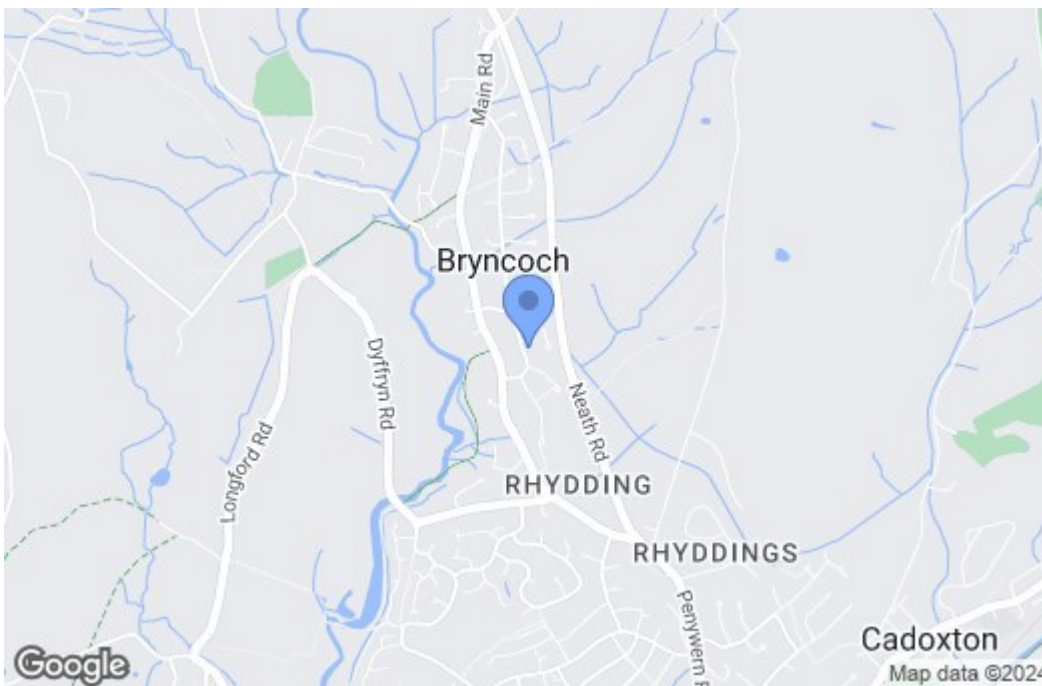
Council Tax Band D with an annual payment of approx £2012

## Floor Plan

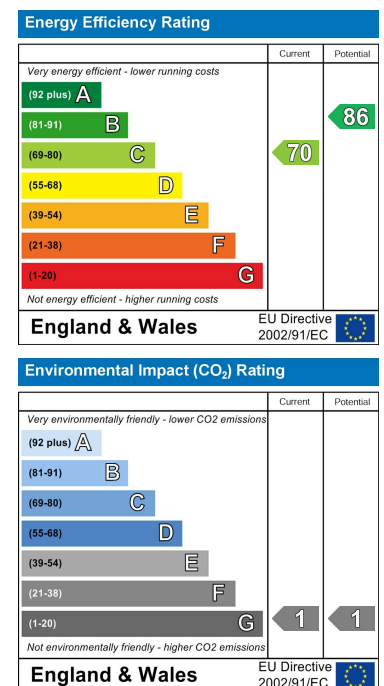


Total area: approx. 90.8 sq. metres (977.2 sq. feet)

## Area Map



## Energy Efficiency Graph



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