



19 Bryncatwg, Neath, SA10 8BG

Offers In The Region Of £180,000

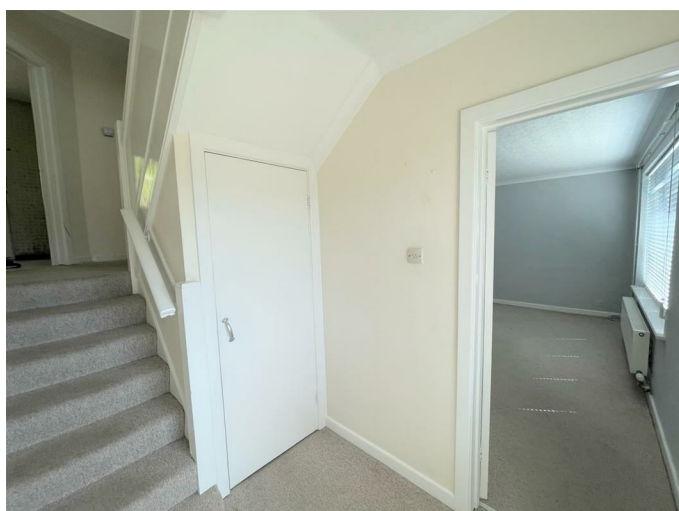
Situated within the popular village of Cadoxton, in a quiet cul-de-sac location, with woodland setting to rear, a semi-detached split level home, which would benefit from a programme of modernisation and improvement, however, offering versatile accommodation over 3 floors to include entrance hallway, living room, kitchen, bathroom and bedroom 2 to the first floor and 2 further bedrooms to the second floor. Outside, there is off-road parking to the front driveway leading to single attached garage and enclosed rear garden in need of cultivation.

Main Dwelling



Enter through PVC door into:

Hallway 6'00 x 1'510 (1.83m x 0.30m)



With door into lounge, storage cupboard, coved ceiling, radiator and stairs to first floor.

Lounge 1'506 x 1'205 (0.30m x 0.30m)



Spacious lounge with fitted shelving and cupboards, double glazed window to front, coved ceiling, electric fire (not tested) with marble surround and radiator.



Kitchen 12'07 x 10'00 (3.84m x 3.05m)



Basic fitted wall and base units tiled flooring and walls, stainless steel sink and drainer, this would benefit from a programme of improvements and modernisation.



Bathroom 9'11 x 6'08 (3.02m x 2.03m)



Fitted with three piece suite to include, low level wc, pedestal wash hand basin, panelled bath with shower over, underfloor heating, tiled flooring, tiled walls, upright modern radiator, and double glazed window to rear.



Bedroom two 10'07 x 9'11 (3.23m x 3.02m)



Double bedroom with coved ceiling, radiator and double glazed window to rear.



Landing 5'11 x 15'05 (1.80m x 4.70m)

With coved ceiling, stairs to second floor and double glazed window to front with views over Neath.

Bedroom one 15'08 x 10'08 (4.78m x 3.25m)



Double bedroom with a range of fitted wardrobes, coved ceiling, radiator and double glazed window to front.



Bedroom three 8'01 x 12'04 (2.46m x 3.76m)



With a covered ceiling, radiator, attic hatch and cupboard housing combination boiler.



Rear garden

Enclosed tiered rear garden with laid to lawn, trees, shrubs and patio.

Outside

Offering off road parking, steps to front door, and a garage with a supply of power and light.

Agents Notes

Mobile Coverage:
EE

Vodafone
Three
O2

Satellite / Fibre TV Availability:
BT
Sky

Agents Notes

Council Tax Band: D
Annual Price:
£2,281 (min)

Conservation Area :
No

Flood Risk:
No Risk

Floor Plan

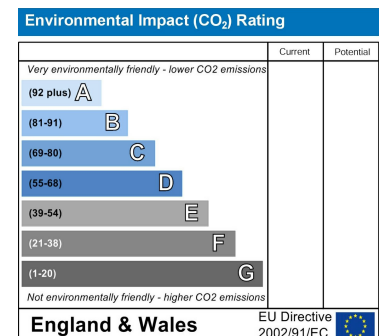
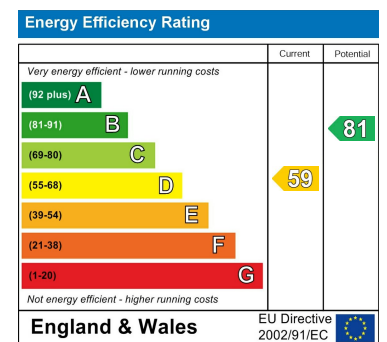


Total area: approx. 112.6 sq. metres (1212.1 sq. feet)
Our floorplan measurements are not to be relied upon these are for brief layout only
Plan produced using Planity.

Area Map



Energy Efficiency Graph



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