



73 Bryncatwg, Cadoxton, Neath, SA10 8BH

Offers Over £295,000

Situated within the popular village of Cadoxton, close to local primary/secondary schools, Neath Port Talbot College, the popular Aberdulais Waterfalls, easy access for the M4 motorway and a short drive from all facilities at Neath Town Centre, a semi detached 3 bedroom house set over 2 floors offering family living, benefitting from full gas central heating and double glazing throughout and with integral single garage, gardens to front and rear and off road parking. The property comprises of entrance hallway, large lounge, utility room/garage and kitchen/diner to the ground floor, family bathroom and three bedrooms to the first floor . Viewing comes recommended.

Main Dwelling



Enter through PVC door into:

Hallway 1'001 x 4'05 (0.33m x 1.35m)



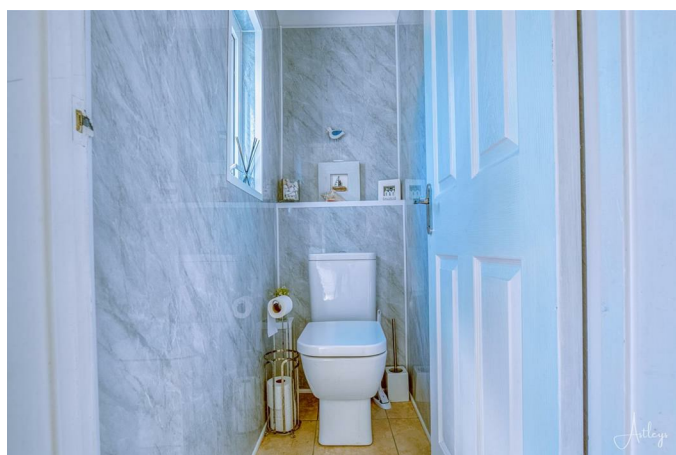
With solid oak flooring, radiator, coved ceiling and stairs to first floor.

Utility room/Garage 12'01 x 17'02 (3.68m x 5.23m)



With storage, power and light.

WC



Lounge 14'06 x 23'10 widening to 16'08 (4.42m x 7.26m widening to 5.08m)



Very large lounge with double doors into kitchen diner, coved ceiling, chimney breast, two radiators and sliding double glazed doors to south facing rear garden.



Kitchen/Diner 21'00 x 11'04 (6.40m x 3.45m)



Fitted with base and wall units in wood effect with coordinating work surfaces to include, rangemaster cooker to remain, tiled flooring, part tiled walls, two large double glazed windows to front, integrated fridge and dishwasher, wine cooler, ceramic sink and drainer with stainless steel taps, coved ceiling and radiator.



Landing 13'07 x 2'08 widening to 10'07 (4.14m x 0.81m widening to 3.23m)



With coved ceiling and attic hatch to roof space.

Bedroom one 11'07 x 11'04 (3.53m x 3.45m)



Double bedroom with free standing wardrobes, coved ceiling, laminate flooring, radiator and double glazed window to front.

Bedroom two 11'06 x 9'03 (3.51m x 2.82m)



Double bedroom with laminate flooring, coved ceiling, radiator and double glazed window to front.

Bedroom three 10'08 x 7'01 (3.25m x 2.16m)



With laminate flooring, coved ceiling, radiator and double glazed window to rear.



Shower room 6'10 x 8'04 (2.08m x 2.54m)



Fitted with three piece suite in white to include, sink on vanity unit, low level wc, shower cubicle fully tiled walls, tiled flooring, double glazed window to rear and heated towel rail.

Outside



With laid to lawn to the front of the property with trees and shrubs, also with driveway and garage.

Garden



Enclosed south facing rear garden to include trees and shrubs, raised patio and laid to lawn.



Ariel view



Agents notes

Council Tax

Band:

D

Annual Price:

£2,281 (min)

Conservation Area
No

Flood Risk - No Risk

Agents notes

Mobile Coverage

EE
Vodafone
Three
O2

Satellite / Fibre TV Availability

BT
Sky

Floor Plan

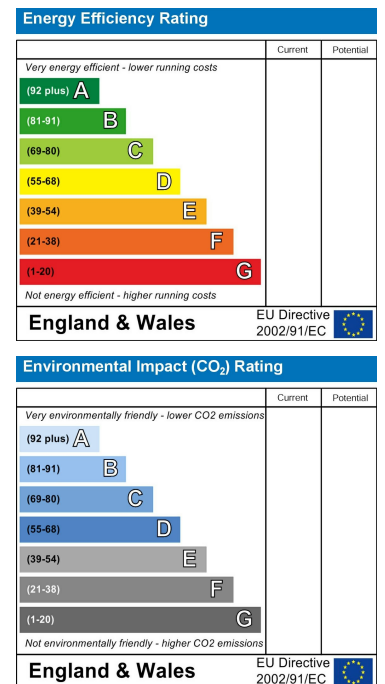


Total area: approx. 130.0 sq. metres (1399.4 sq. feet)
Our floorplan measurements are not to be relied upon. These are for brief layout only.
Plan produced using PlanUp.

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.