



## 139A Main Road, Bryncoch, Neath, SA10 7TR

**Offers In The Region Of £314,950**

Situated in one of Neath's most sought-after locations, this charming detached four-bedroom family home offers an exceptional living experience. Within walking distance to excellent schools, colleges, local amenities, and the scenic Dyffryn Woods, this property combines convenience with a tranquil setting. The home features an inviting entrance porch, a convenient cloakroom, and a spacious hallway that leads to an open-plan lounge and dining room, perfect for family gatherings and entertaining. The modern fitted kitchen is equipped with built-in appliances, making meal preparation a pleasure. Outside, beautiful gardens at the front and rear provide a serene outdoor environment. Additionally, the property includes a detached garage and further garden space behind the garage, ideal for parking a motorhome or creating a customised outdoor area. This property offers a perfect blend of comfortable family living and outdoor enjoyment. Viewing is highly recommended to fully appreciate its features and potential.

## Main dwelling

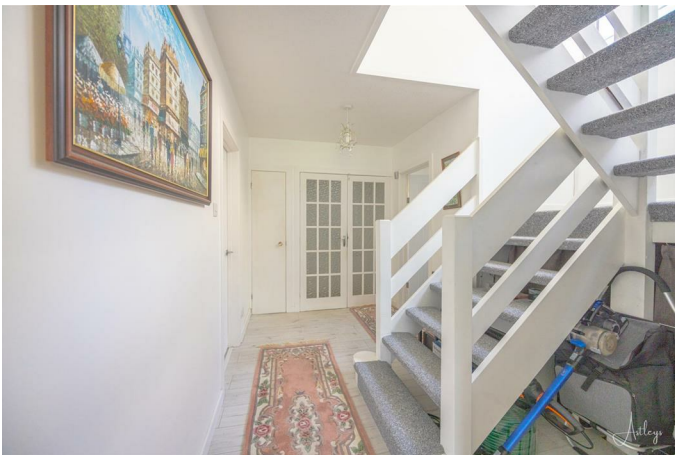


Enter via a set of Black double uPVC doors leading through to the porch area.

## Porch

Double glass panel doors leading to the hallway.

## Hallway 11'7 x 7'05 (3.53m x 2.26m)



Stairs to first floor, laminate flooring, understair storage area radiator and door to;



## Cloakroom

With window to side, low level WC, vanity wash hand basin, window to side and radiator.

## Lounge 14'3 x 14'11 (4.34m x 4.55m)



Spacious lounge with open-plan living to the dining area, bay window to front, feature fireplace and radiator.



**Dining room 10'9 x 10'5 (3.28m x 3.18m)**



Window to rear, access to the kitchen and radiator.

**Kitchen 14'11 x 10'10 (4.55m x 3.30m)**



Modern fitted suite in White colour fronted doors with matching wall units, built-in-oven and hob with extractor hood above, built-in-dishwasher and room for washing machine, room for a large fridge freezer, part tailed to walls, smooth ceiling with spotlights, window to rear and door to side.





**Bedroom one 13'7" x 10'5" (4.15 x 3.20)**



Double room with window to front, range of fitted wardrobes and radiator.



**First floor landing 11'4 x 8'9 (3.45m x 2.67m)**



Spacious landing with attic access with pull down ladder, window to side offering plenty of natural light, airing cupboard housing the combi boiler.



**Bedroom two 13'11 x 10'05 (4.24m x 3.18m)**

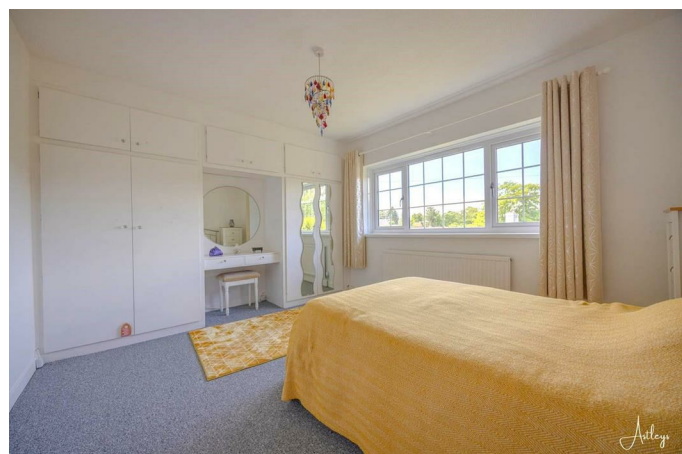


Double room with window to rear and radiator.

**Bedroom four 7'10 x 8'10 (2.39m x 2.69m)**



With window to rear and radiator.

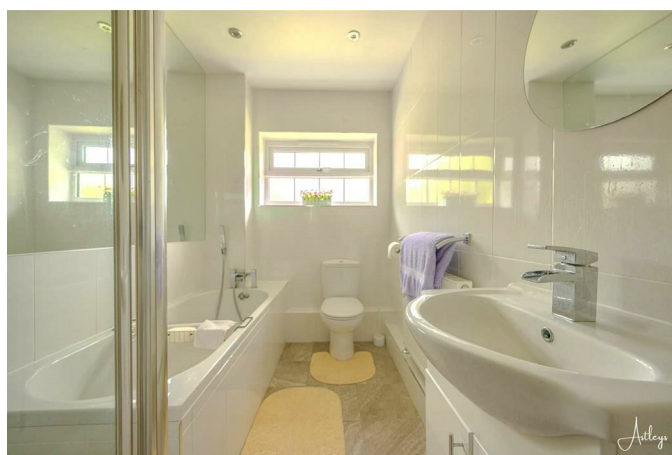


**Bedroom three 11'5 x 8'0 (3.48m x 2.44m)**



With window to front and radiator.

**Family bathroom 10'4" x 5'8" (3.15 x 1.75)**



Beautiful fitted 4 piece bathroom with shower cubicle, panel bath, vanity wash hand basin, window to rear and radiator.

## Gardens



Lovely well kept gardens to front and rear with trailing roses, mature bushes, paved path leading to front door with side access to rear garden.

## Rear garden



## Rear garden



## Rear garden



### Further garden



This garden is directly behind the garage which would be great parking for someone with a motorhome, the access to the garage is off Furzeland drive.

### Garage 18'8" x 15'7" (5.70 x 4.75)



Double garage with electric doors power and light.

### Ariel view



### Agents notes/services

Conservation Area: No

Flood Risk: No Risk

Floor Area: 1,291 ft<sup>2</sup> / 120 m<sup>2</sup>

Plot Size: 0.14 Acres

Mobile Coverage: EE: Vodafone: Three: O2 Broadband Basic 5 Mbps

Superfast; 80 Mbps

Satellite / Fibre TV Availability; BT; Sky

### Council tax banding

Local Authority

Neath Port Talbot

Council Tax

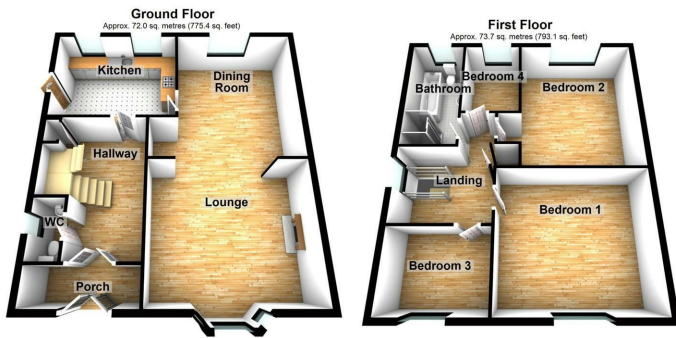
Band:

F

Annual Price:

£3,295 (min)

# Floor Plan



Total area: approx. 145.7 sq. metres (1568.6 sq. feet)  
Our floorplan measurements are not to be relied upon these are for brief layout only  
Plan produced using PlanUp.

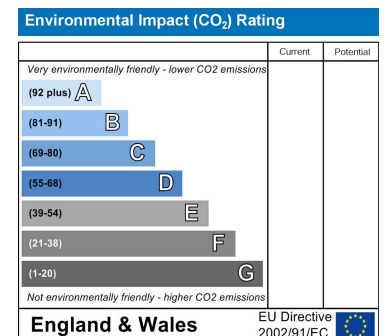
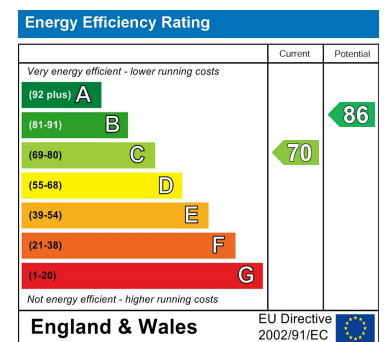


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# Area Map



# Energy Efficiency Graph



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