



## 104 Main Road, Bryncoch, Neath, SA10 7TW

**£249,950**

Situated within the popular village of Bryncoch, close to local schools, countryside walks and a short distance of all amenities and facilities at Neath Town Centre, a substantial end-terrace family home that has been extended in previous years to provide good size accommodation over 2 floors to include large lounge/dining room, kitchen, and bathroom/w.c. to the ground floor and 4 bedrooms and ensuite shower room to the first floor. Externally, there is a front forecourt garden, off-road parking to the rear for 2 vehicles and very large garden which leads down to the river.



## Main Dwelling



Front entrance door into:

Entrance porch 4'2" x 3'5" (1.28m x 1.05m)



With tiled floor, glazed door into:

Entrance hallway 17'3" x 5'6" (5.28m x 1.68m)



With radiator, stairs to first floor.

Living Room 24'0" x 11'1" (7.318m x 3.39m)



With Adam feature fireplace with marble insert and hearth and fitted gas fire (not tested), coved ceiling, two radiators.



**Kitchen 14'7" x 9'5" (4.47m x 2.89m)**



With fitted base and wall units in cream with co-ordinating work surfaces, built-in electric oven and microwave oven, induction hob with extractor over, integrated fridge, built-in wine rack, stainless steel sink unit, space for washing machine, glass wall mounted display cupboards, laminate flooring, part tiled walls, coved ceiling, double glazed window to side.



**Rear lobby area/access to garage**



With laminate flooring, personal door to garage, door to side.



### Bathroom/w.c.



With 3 piece suite in white comprising panelled bath, wash hand basin, w.c., fitted vanity cupboard, laminate floor, heated towel rail, part tiled walls, double glazed windows to side and rear.



### FIRST FLOOR

### Landing area 12'11" x 5'4" (3.94m x 1.63m)



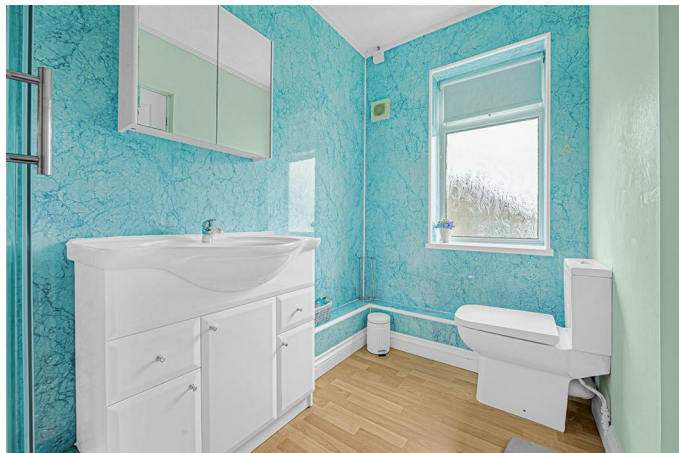
With double fitted cupboard. Access to roof space.

### Bedroom one 14'4" x 8'4" (4.39m x 2.56m)



With fitted wardrobes in light oak with mirror sliding doors, double glazed window to rear, laminate flooring, radiator.

**Ensuite shower room 4'11" x 9'7" (1.50m x 2.94m)**



With 3 piece suite in white comprising quadrant shower cubicle, vanity sink, w.c., respatex to walls, laminate flooring, double glazed window to side, extractor fan.

**Bedroom two 12'7" x 8'5" (3.86m x 2.57m)**



With double glazed window to front, radiator.

**Bedroom three 9'10" x 9'3" (3.009m x 2.84m)**



With double cupboard housing combination gas central heating boiler, radiator, double glazed window to side.





### Bedroom four 9'6" x 6'1" (2.92m x 1.87m)



With double glazed window to front, radiator.



### Outside



Front forecourt garden. Shared side lane for access to remainder of terrace of properties. There is a hardstanding for off-road parking for 2 vehicles, single integral garage with power and light. The rear garden is separate from the property and is of a good size, comprising patio, raised flower beds and large lawn which leads down to the river.





**AGENTS NOTE**

Council Tax Band: C

Annual Price: £2,028

**AGENTS NOTE**

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

Satellite / Fibre TV Availability

BT

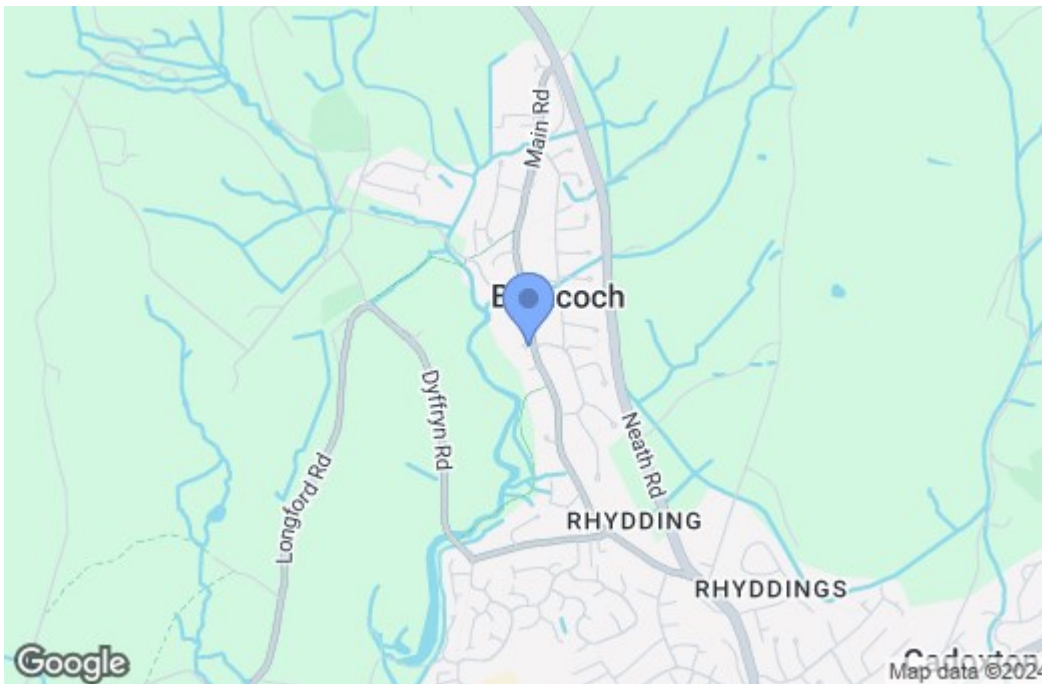
Sky

Virgin

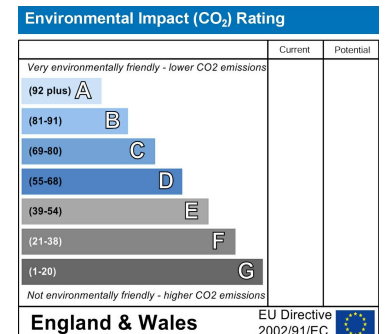
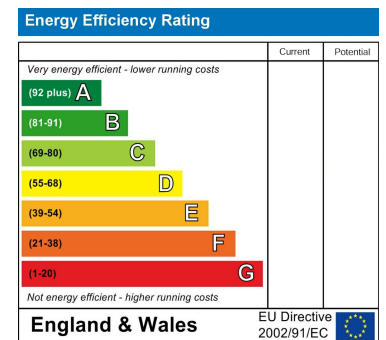
## Floor Plan



## 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.