



## Treetops New Road, Cilfrew, Neath, SA10 8LL

**Offers In The Region Of £439,000**

This detached, self build home is a true gem waiting to be discovered. Treetops exudes warmth and character. As you step inside, you'll be greeted by a space that has been cherished and cared for by its owners. The accommodation is simply phenomenal, offering a perfect blend of comfort and style. With six inviting bedrooms, three spacious reception rooms, and a delightful conservatory, there's no shortage of space for the whole family to enjoy. The heart of the home, the fitted kitchen with a utility room, is perfect for whipping up delicious meals and creating lasting memories. The property also features a jack and jill shower room, a family bathroom, and a convenient cloakroom, ensuring that every need is met. Outside, the level enclosed rear garden backs onto mature trees. The double garage, out houses, and blocked paved driveway provide ample space for several vehicles and even a motorhome, catering to all your storage needs.



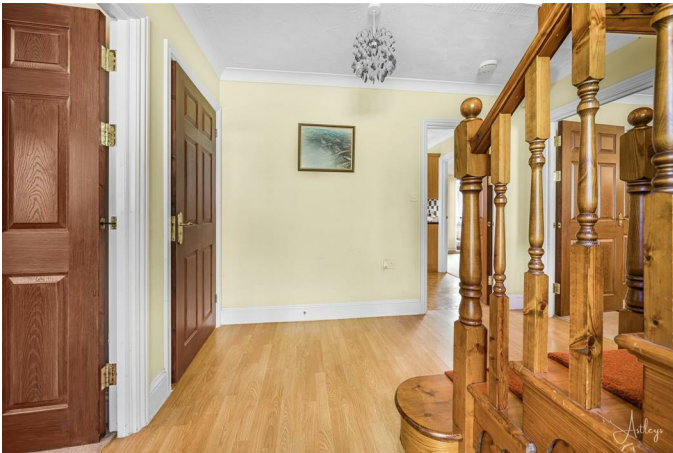
## Main dwelling



## Entrance

Entrance door leading into hallway;

## Hallway



Spacious entrance with laminate flooring, stairs to first floor, radiator and access to;

## Cloakroom



Low level WC. pedestal wash hand basin, half wood panelling, cushion flooring and radiator.

## Lounge 18'9 x 13'07 (5.72m x 4.14m)



Lovely spacious family room with marble/stone effect fire surround incorporating the gas fire, window to front, double wooden doors leading through to the dining area and radiator.



**Dining room 13'10 x 12'15 (4.22m x 3.66m)**



With patio doors leading to conservatory, door to kitchen and radiator.

**Kitchen 16'28 x 12'15 (4.88m x 3.66m)**



Lovely size kitchen with plenty of base and wall units in Oak fronted doors, tiled above work surfaces, integral dishwasher and fridge, space for a electric cooker with extractor hood above, sink drainer, spotlight to ceiling, room for a large breakfast table, window to rear, radiator and door to utility room.



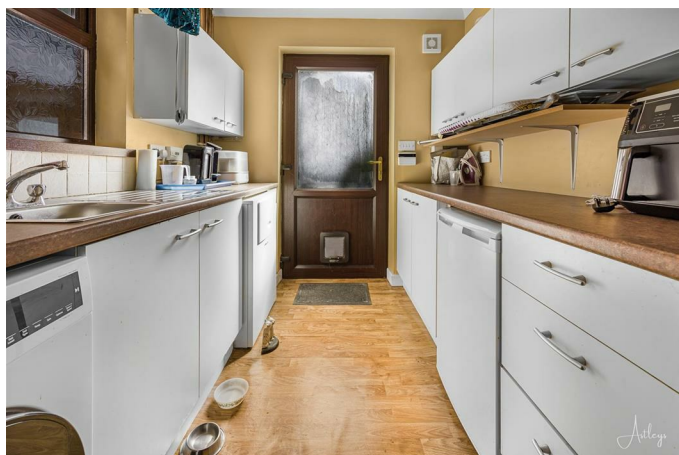


**Conservatory 12'60 x 12'68 (3.66m x 3.66m)**



Spacious room with window all around, small brick feature wall, cushion flooring, patio doors to rear and two radiators.

**Utility 11'7 x 7'29 (3.53m x 2.13m)**



Fitted with base and wall units in white with sink drainer, free standing Worcester gas boiler, sink drainer, window to side and door to rear.

**Study 13'05 x 12'51 (4.09m x 3.66m)**



Great for anyone working from home as the room is full of fitted cupboards, drawers and lots of desktop space, window to front and radiator.

**First floor**

**Landing 13'24 x 5'06 (3.96m x 1.68m)**

Two fitted storage cupboards with lots of shelving.

**Bedroom one 15'51 x 13'03 (4.57m x 4.04m)**



Fitted with a range of floor to ceiling wardrobes with matching overhead cupboards, laminate flooring, window to front, door to Jack and Jill bathroom and radiator.





**Bedroom two 13'15 x 12'14 (3.96m x 3.66m)**



With a range of fitted wardrobes and dresser, window to rear and radiator.

**Jack & Jill shower room**



Double shower cubicle, low level WC, pedestal wash hand basin, window to side, access door to bedroom two and radiator,

**Bedroom three 17'74 x 12'50 (5.18m x 3.66m)**

With window to front and radiator.





### Bedroom four 14'87 x 12'15 (4.27m x 3.66m)



Mirrored wardrobes, window to rear and radiator.



### Bathroom



Fitted with a corner bath, pedestal wash hand basin, low level WC, window to rear and radiator.



### Second floor

Small lading area giving access to bedroom five and six.



### Bedroom five 17'73 x 12'99 (5.18m x 3.66m)



With velux window to rear, storage to eaves, walk through to bedroom six which could easily be boarded for private rooms.

### Bedroom six 13'19 x 13'01 (3.96m x 3.99m)



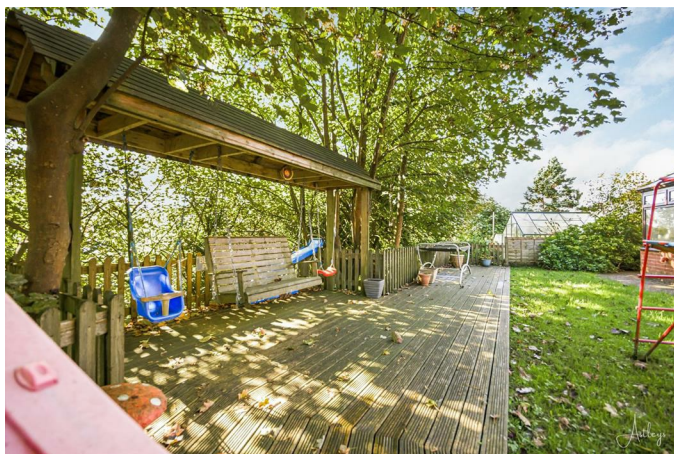
Used as a games room, with Velux windows and a radiator.

### Rear garden



Level rear garden which enclosed, part lawned and patio with mature trees. At the bottom of the garden, a variety of mature trees create a verdant backdrop and offer a sense of seclusion and tranquility. Additionally, the convenience of side access from both ends of the garden enhances the functionality and accessibility.

### Rear garden





### Rear garden



### Front garden



### Driveway



Off road parking for numerous cars, vans or even a motorhome, lawned areas, mature trees, timber outbuildings, block paved to the driveway.

### Double Garage



With up and over doors, power and light.



### Double garage



### Drone view



### Drone view



### Closer view of main house

#### Council tax

Band:

E

Annual Price:

£2,788 (min)

#### Services

Conservation Area

No

Flood Risk

No Risk

Floor Area

2,712 ft<sup>2</sup> / 252 m<sup>2</sup>

Plot size

0.20 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

2 Mbps

Superfast

80 Mbps



Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

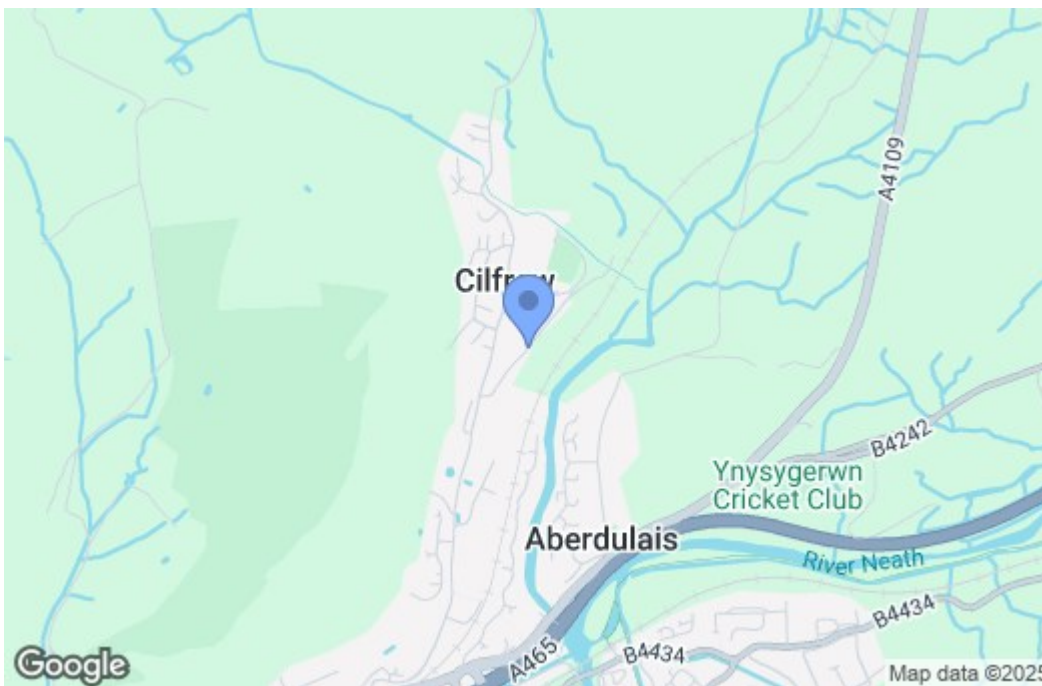
BT  
Sky  
Virgin



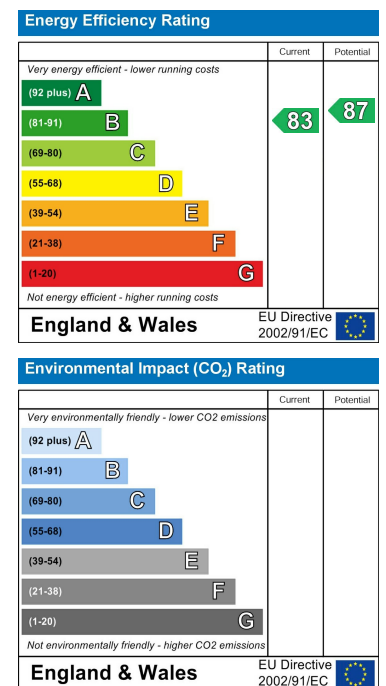
## Floor Plan



## Area Map



## Energy Efficiency Graph



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