



## 14 Royston Court, Neath, SA10 7PY

**Offers In The Region Of £339,950**

Nestled in one of Neath's most coveted neighborhoods, this stunning family home is perfectly situated for easy access to schools, colleges, and the vibrant Neath Town Center. Upon entering, you are greeted by a welcoming hallway that leads to a spacious lounge and an open-plan kitchen/dining area complete with a charming breakfast bar. The kitchen seamlessly flows into a delightful conservatory that offers views of the enclosed rear garden. This well-appointed property boasts four bedrooms, including a master bedroom with its own ensuite, as well as a family bathroom to accommodate the needs of the entire household. Additionally, the home features an integral garage and off-road parking for two vehicles at the front. Outside, the enclosed rear garden is a true oasis, featuring raised borders, a lawn, and a patio area perfect for outdoor relaxation and entertaining. With its impeccable presentation and thoughtful design, a viewing of this exceptional property comes highly recommended.

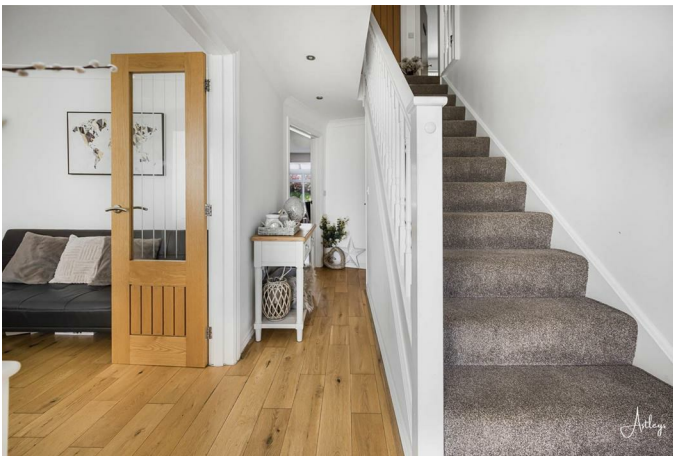


## Main Dwelling



Enter via Composite dark grey colour fronted door with feature square panels, frosted panel window to side.

**Hallway 15'3 x 6'29 (4.65m x 1.83m)**



Stairs to first floor, Oak flooring, coved ceiling with spotlights and radiator.

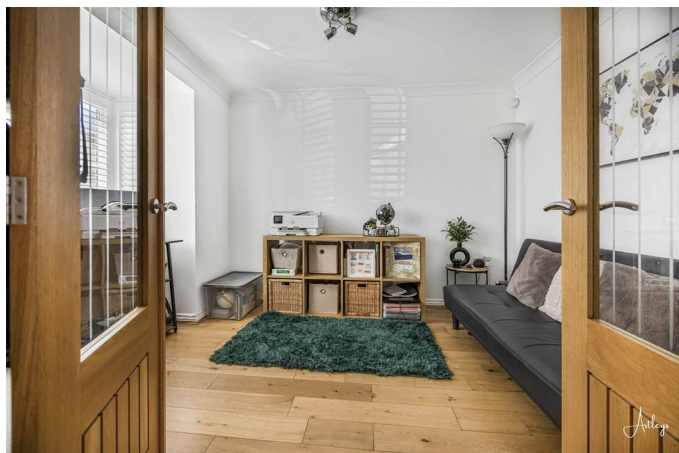


## Cloakroom



With low level WC, pedestal wash hand basin with splashback, cushion flooring, window to front and radiator.

### Sitting room 12'81 x 8'59 (3.66m x 2.44m)



Attractive room with half glazed double Oak doors, matching Oak flooring from hallway, box bay window to front, coved ceiling and radiator.

### Sitting room



### Open-plan kitchen/dining room 24'6 x 15'44 to widest point (7.47m x 4.57m to widest point)



The beautiful modern fitted kitchen boasts cupped door handles in a brushed chrome effect, adding a touch of contemporary elegance. The units are adorned with fronted doors in a soothing dove grey color scheme, creating a tranquil and stylish atmosphere. The kitchen/dining area provides ample space for a range gas cooker, complete with a sleek extractor hood above, and features a designated area for an American style fridge freezer. You'll also find a built-in microwave, ladder style tall cupboards, a built-in wine rack, and grained oak effect worktops that exude warmth and sophistication. The brick feature tiles above the worktops add a charming touch to the space.

In addition to its functional design, the kitchen includes a sink with a drainer and Frankie style taps, offering both practicality and visual appeal. The breakfast bar and the dining area creates a welcoming ambiance for enjoying meals and gatherings. A wall-mounted slim tall radiator ensures a comfortable environment, while the laminate flooring adds a touch of modernity. The rear-facing window allows natural light to fill the space, and an opening through to the conservatory seamlessly connects the kitchen to the outdoor living area, providing a sense of spaciousness and continuity. This well-crafted kitchen is a perfect blend of style and functionality, offering a delightful space for cooking, dining, and entertaining.





### Open-plan living/dining room



**Conservatory 11'94 x 11'39 (3.35m x 3.35m)**



The contemporary, comfortable ambiance is heightened by the efficient underfloor heating and sleek tiled flooring, creating an inviting space for relaxation and entertainment. With windows all around, patio doors to the side, offering lovely views over the rear garden.

**Conservatory**



**Landing 10'03 x 9'11 (3.12m x 3.02m)**

Attic access, built-in-cupboard housing the central heating boiler, radiator.

**Bedroom one 15'42 x 12'48 (4.57m x 3.66m)**

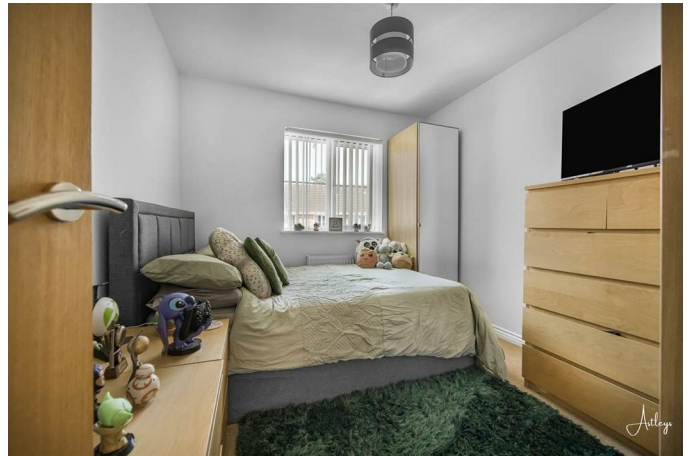


Double room with window to front, radiator and door to ensuite shower room.



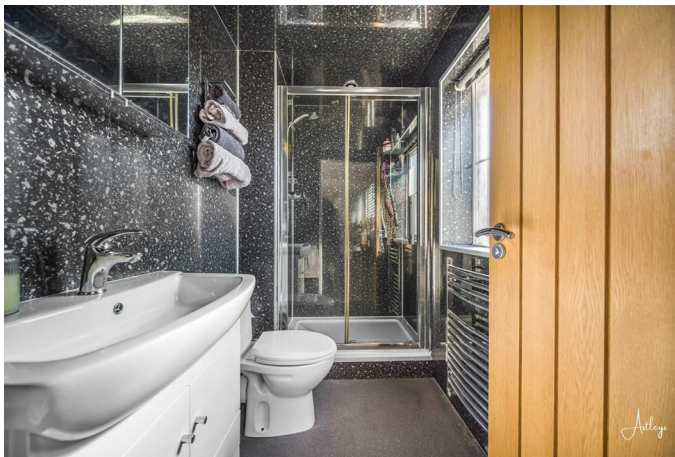


**Bedroom two 13'22 x 8'53 (3.96m x 2.44m)**



Double room with window to front and radiator.

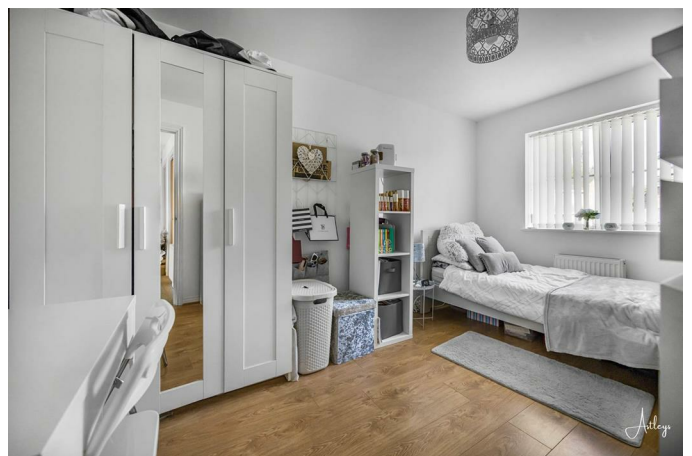
**Ensuite 8'37 x 4'48 (2.44m x 1.22m)**



Upvc flecked cladding to walls, shower cubicle, vanity wash hand basin, low level WC, tiled effect laminate flooring, window to front and radiator.



**Bedroom three 9'84 x 6'24 (2.74m x 1.83m)**



With window to rear and radiator.

### Bedroom three



### Bathroom 8'37 x 7'45 (2.44m x 2.13m)



### Bedroom four 9'87 x 8'84 (2.74m x 2.44m)



Window to rear and radiator.

Modern fitted suite to include' panel bath with shower over, PVC cladding to walls, vanity wash hand basin, tiled effect laminate flooring, low level WC, window to rear and radiator.

### Bathroom







Rear garden







**Front garden**



Off road parking for two vehicles.

**Garage**

Integral garage with up and over door, plumbed for the washing machine, power and light.

**Drone**



**Council tax**

Band:

E

Annual Price:

£2,788 (min)

**Agents note**

Council Tax

Band:

E

Annual Price:

£2,788 (min)

Conservation Area

No

Flood Risk

No Risk

Floor Area

0 ft 2 / 0 m 2

Plot size

0.06 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic



4 Mbps  
Superfast  
79 Mbps  
Ultrafast  
9000 Mbps  
Satellite / Fibre TV Availability

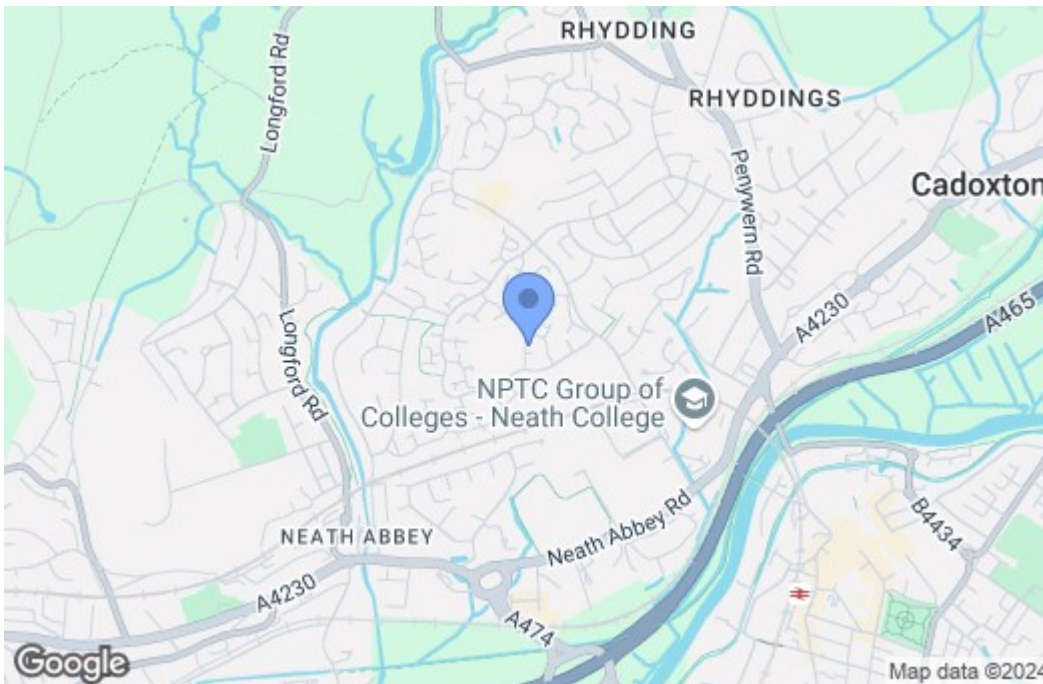
BT  
Sky  
Virgin



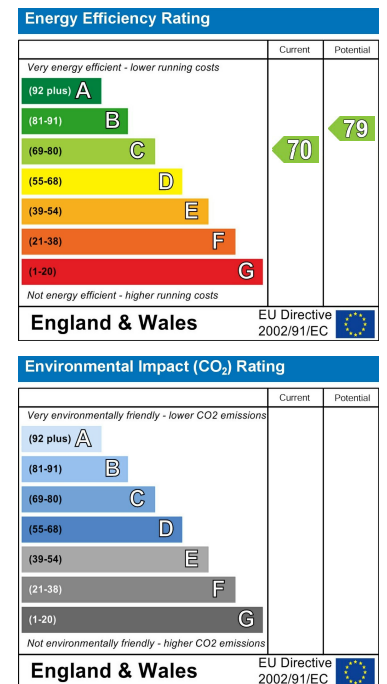
## Floor Plan



## 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.