



## 20 Derwen Deg, Bryncoch, Neath, SA10 7FP

**Offers In The Region Of £350,000**

Situated in the charming village of Bryncoch, this detached house on Derwen Deg in Neath offers a tranquil retreat for those seeking a peaceful lifestyle. Boasting three reception rooms, including a garage converted into a cosy sitting room, this property provides ample space for relaxation and entertainment. With four well-appointed bedrooms, including an ensuite shower room and a family bathroom, there is plenty of room for the whole family to unwind. The beautiful extended open plan kitchen, living room, and dining room create a warm and inviting atmosphere, perfect for hosting gatherings or simply enjoying day-to-day living. Convenience is key with a utility room and a cloakroom adding to the functionality of this lovely home. The property also features a front driveway with ample parking, making coming and going a breeze. Close to schools and situated in a quiet cul-de-sac, this residence offers a peaceful haven while still being within easy reach of local amenities. Don't miss the opportunity to make this delightful property your own and experience the best of village living in Bryncoch.

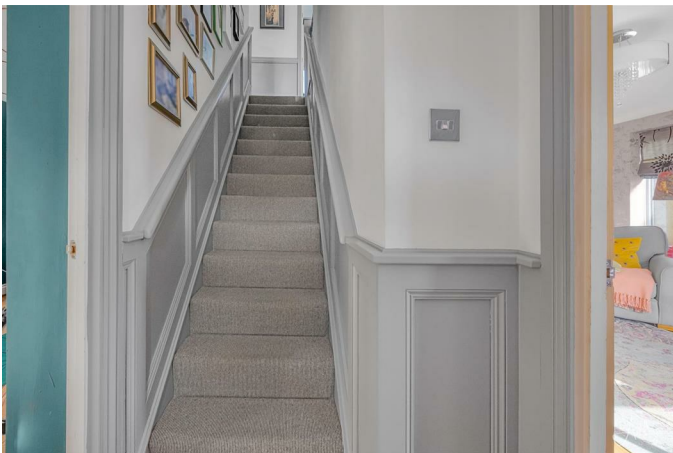


## Main Dwelling



Front composite entrance door into:

Entrance hallway 3'5" x 3'5" (1.04m x 1.04m)

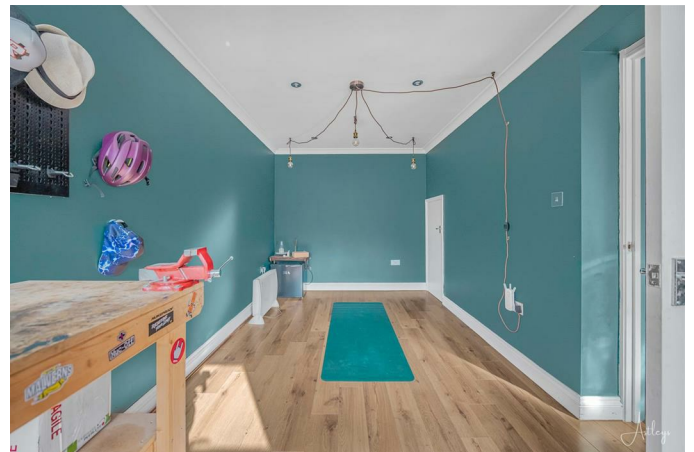


With laminate flooring, stairs to first floor, double glazed window to side, part panelling to walls, 2 mains operated smoke alarms at top and bottom of stairs.

## Sitting Room 17'4" x 8'3" (5.28m x 2.51m)



Formerly the integral garage, laminate flooring, coved ceiling, double glazed window to front.



**Living room 13'5" x 13'2" (4.09m x 4.01m)**



With solid oak flooring, radiator, coved ceiling, double glazed window to front and small window to side, glazed door to:



**Open plan kitchen/dining/family room 20'3" x 19'7" (6.17m x 5.97m)**



Beautiful open plan extended area with well appointed kitchen in Navy/Cashmere colour with solid oak work surfaces and brushed copper fittings, space for Range style cooker and American style fridge/freezer, integrated dishwasher, double Belfast sink, central island with breakfast bar, cupboards, shelving, 3 velux windows to ceiling, part tiled walls, spotlights to ceiling, laminate flooring, 2 radiators.







heating boiler, fitted shelving, cushion flooring, part tiled walls, double glazed door to rear garden.

**Cloakroom 4'8" x 4'0" (1.42m x 1.22m)**



With 2 piece suite in white comprising w.c., bowl style wash hand basin on navy vanity unit, part tiled walls, cushion flooring, radiator, double glazed window side.

**FIRST FLOOR**

**Landing area 10'6" x 4'9" (3.20m x 1.45m)**



**Utility room 16'4" x 4'9" (4.98m x 1.45m)**



Plumbed for washing machine, tumble dryer and dishwasher, wall mounted gas combination central



Access to part boarded roof space via drop down ladder.

### Bedroom one 13'3" x 11'5" (4.04m x 3.48m)



Range of fitted wardrobes, built-in storage cupboard, radiator, coved ceiling, double glazed window to front.



### Ensuite shower room



3 piece suite in white comprising w.c. in sealed panelled unit, vintage style sink quadrant style shower cubicle, heated towel rail, part panelling to walls, tiled floor, double glazed window to front, part tiled walls.

### Bedroom two 11'4" x 9'4" (3.45m x 2.84m)



With double glazed window to rear, radiator.





**Bedroom three 13'3" x 8'0" (4.04m x 2.44m)**  
With eaves storage cupboard, radiator, double glazed window to front.



#### Bedroom four



With double glazed window to rear, radiator.

#### Bathroom/w.c. 6'9" x 6'2" (2.06m x 1.88m)



With 3 piece suite in white comprising panelled bath with shower over, w.c., floating vanity sink in black/white, heated towel rail, double glazed window to rear, tiled floor, part tiled walls, spotlights to ceiling,



## Outside



Ample off-road parking to the front brick paved driveway, side access gate to enclosed private garden to rear which has paved patio, small decked area, lawn and timber garden shed. Outside water tap.

## AGENTS NOTE

Council Tax Band E with a £2788 yearly charge

## AGENTS NOTE

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

8 Mbps

Superfast

56 Mbps

Ultrafast

9000 Mbps

Satellite / Fibre TV Availability

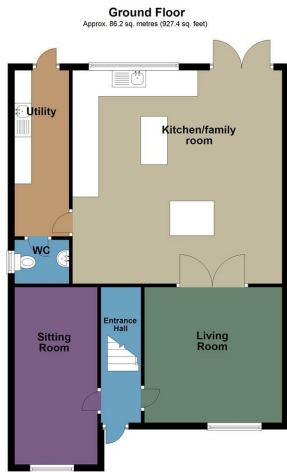
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Sky

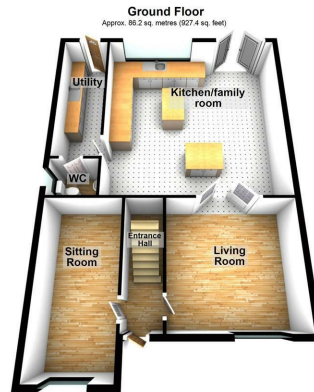
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# Floor Plan

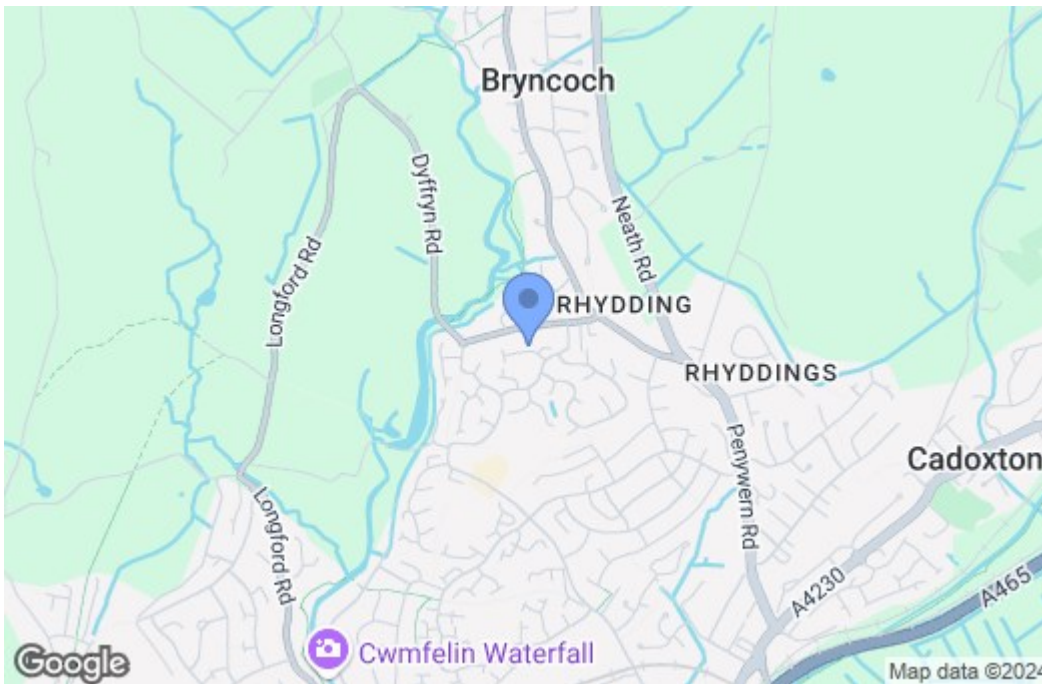


Total area: approx. 139.4 sq. metres (1500.1 sq. feet)  
Our floorplan measurements are not to be relied upon these are for brief layout only  
Plan produced using PlanUp.

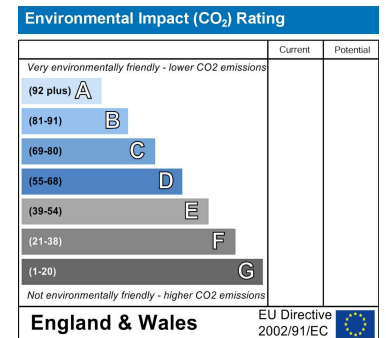
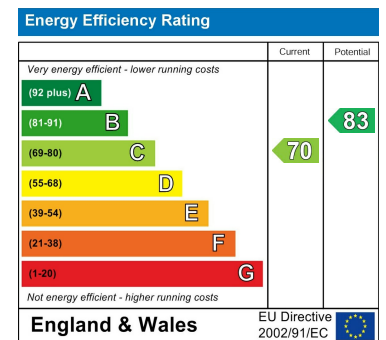


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# Area Map



# Energy Efficiency Graph



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