



278 Neath Road, Neath, SA11 2SL

Offers In The Region Of £334,950

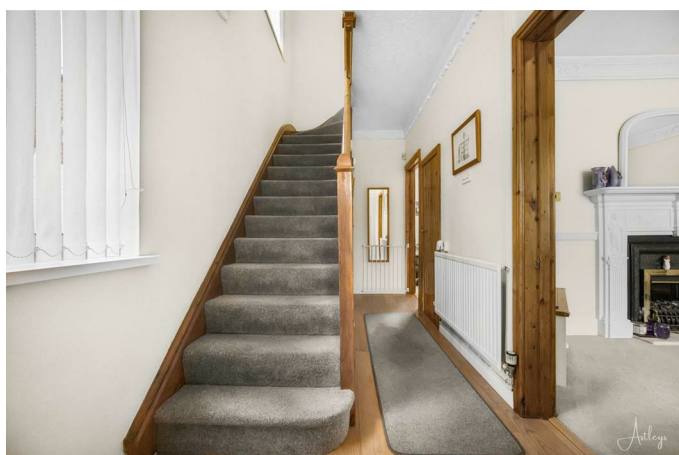
Located in the charming village of Briton Ferry, this traditional detached four-bedroom family home on Neath Road is a true gem. Boasting a prime location within walking distance of Super Schools, local amenities, and the convenient M4 corridor, this property offers the perfect blend of comfort and accessibility. Upon entering, you are greeted by a entrance hallway that leads to a spacious lounge, a versatile dining room/family room, and an open-plan kitchen area - ideal for entertaining guests or simply relaxing with family. The first floor is home to four bedrooms some with fitted wardrobes and a family bathroom, providing ample space for the whole family to enjoy. Outside, the property features a block front driveway offering plenty of parking space. The enclosed rear garden provides a private retreat, perfect for enjoying outdoor activities or simply unwinding in peace. Additionally, two outbuildings with power and light, and a side canopy offers extra coverage for cars, adding to the practicality of this wonderful home.

Main dwelling



Entrance via Upvc door into;

Entrance hallway 15'7 x 6'0 (4.75m x 1.83m)



Stairs to first floor, laminate flooring, storage cupboard, understairs cloakroom.

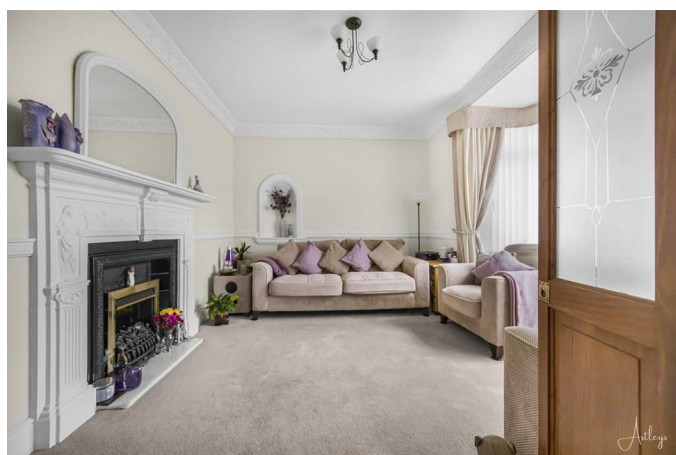
Hallway

Cloakroom



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

Lounge 13'2 x 9'8 (4.01m x 2.95m)



Lovely light room with bay window to front, decorated feature to wall, Alabaster feature fire surround with fire inset and radiator.

Lounge



Dining room/family room



Dining room/family room 19'74 x 10'4 narrowing to 7'3 (5.79m x 3.15m narrowing to 2.21m)



Spacious family room with room for large dining table, patio doors to rear, laminate tilted effect flooring, open-plan to the kitchen.

Dining room/family room



Dining room/family room



Kitchen 10'4 x 8'77 (3.15m x 2.44m)



Fitted kitchen with base and wall units in Cream, colour sink drainer with mixer tap, built-in-appliances to include; dishwasher and fridge freezer, space for washing machine, tiled above work surfaces, room for gas cooker with extractor hood above,, built-in-towel rail, window and door to side.

Kitchen



Kitchen

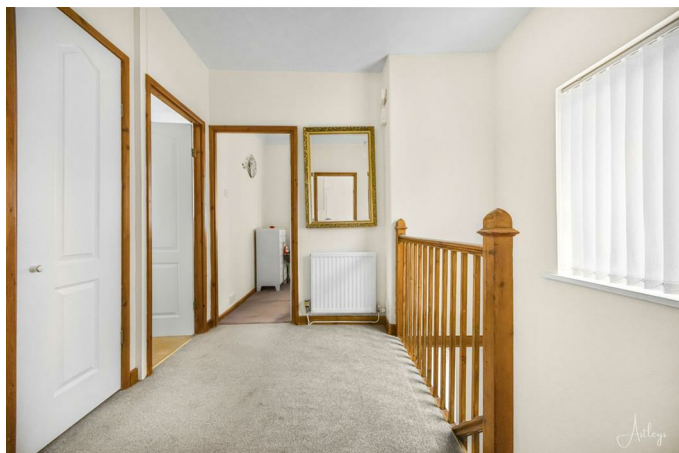


Landing 9'1 x 8'7 (2.77m x 2.62m)



Window to side, cupboard housing the gas boiler, attic access.

Landing



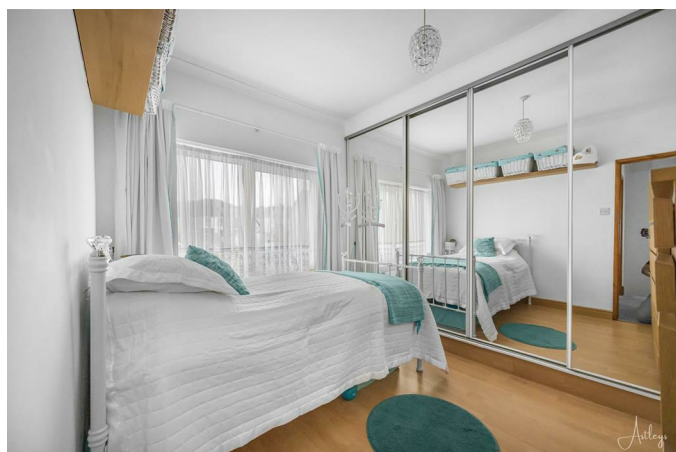
Bedroom one



Bedroom one 12'9 x 8'4 (3.89m x 2.54m)

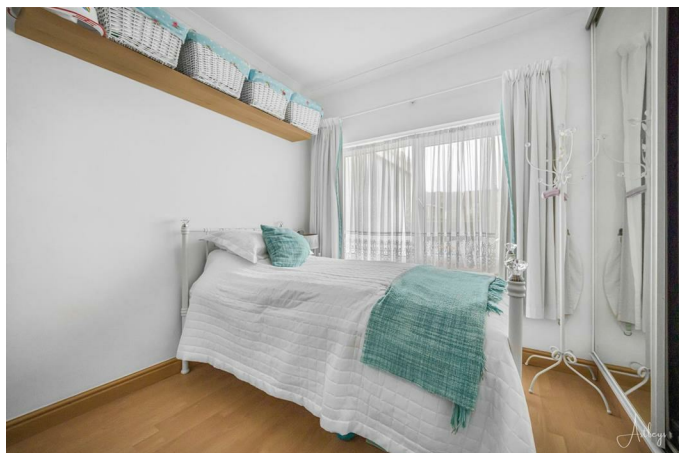


Bedroom two



Double room with bay window to front, range of floor to ceiling fitted wardrobes with sliding mirror doors, coved ceiling and radiator.

Bedroom two 11'1 x 8'2 (3.38m x 2.49m)



Double room with window to rear, floor to ceiling mirrored wardrobes, laminate flooring, coved and plain ceiling and radiator.

Bedroom three 9'6 x 8'8 (2.90m x 2.64m)

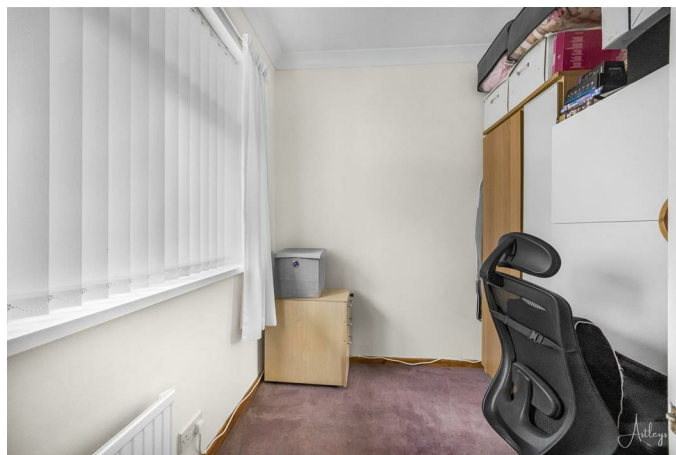


Double room with window to rear, range of fitted wardrobes and radiator.

Bedroom three



Bedroom four 9'6 x 6'8 (2.90m x 2.03m)



Window to front and radiator.

Bathroom 7'3 x 6'2 (2.21m x 1.88m)



Fitted suite with panel bath with shower over, vanity wash hand basin, low level WC, part tiled to walls, laminate flooring, window to side and radiator.

Bathroom

Front garden

Blocked paved front garden affording plenty of parking, side canopy to side which opens to the rear garden.

Front garden



Rear garden



The garden is all enclosed with high walls that offer a degree of privacy, two outbuildings, one is solid build with PVC door and window with pitched roof for extra storage and with power and light, the summer house is timber and in excellent condition.

Rear garden



Rear garden

Rear garden



Drone

Drone

Council tax

Local Authority - Neath Port Talbot

Council Tax Band: D

Annual Price: £2,281 (min)

Services

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

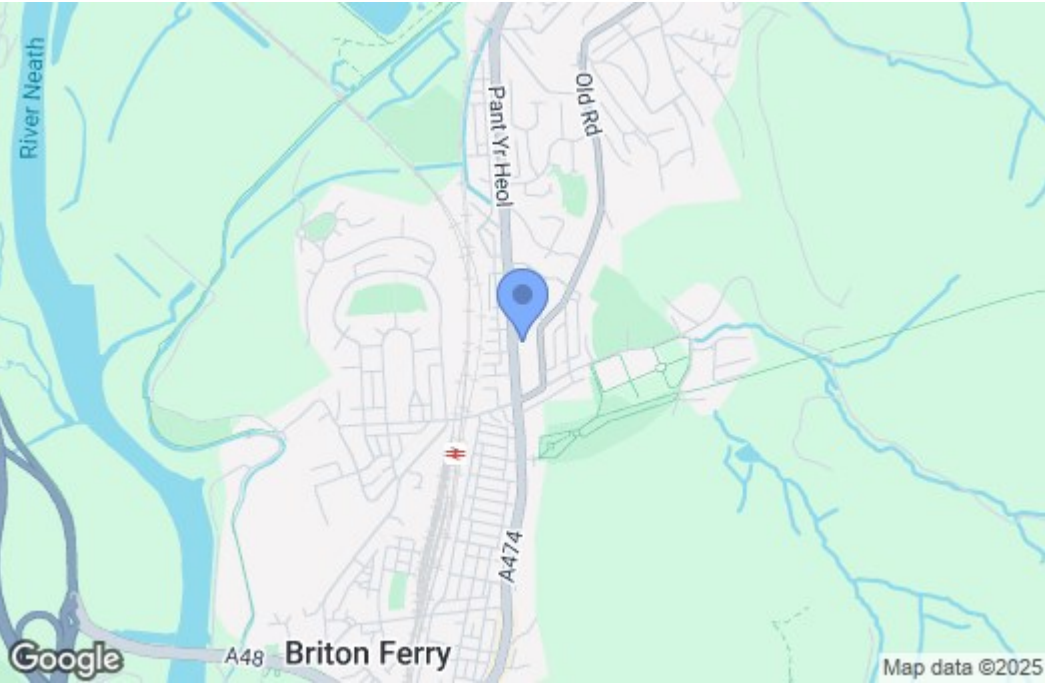
Rear garden

Main Dwelling,

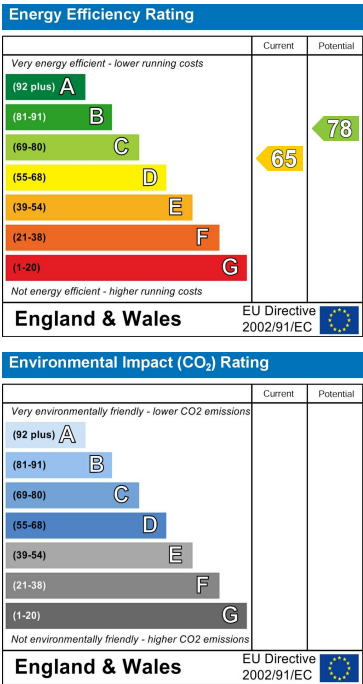
Floor Plan



Area Map



Energy Efficiency Graph



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