



73 Main Road, Bryncoch, Neath, SA10 7TA

Offers In The Region Of £420,000

Situated in a sought after area, on a level location within the popular village of Bryncoch, close to local schools, countryside walks and a short distance from all amenities and facilities at Neath Town Centre, an individually designed detached family residence that oozes charm and kerb appeal set in a generous plot with immaculately manicured gardens to front and rear. The very well presented internal accommodation which benefits from full gas central heating and double glazing comprise entrance hallway with lincrusta to walls, lounge, dining room, breakfast room, kitchen and conservatory to the ground floor and 3 double bedrooms, shower room and separate w.c. to the first floor. Outside there are beautiful gardens to front, side and rear laid to lawn with an abundance of mature trees and shrubs, brick paved driveway providing ample off-road parking leading to single attached garage and plenty of storage to the external outbuildings.

Double glazed side entrance door into:

Small entrance porch 4'3" x 1'3" (1.32m x 0.40m)

With tiled floor, composite inner door into:

**Entrance hallway 12'8" x 10'5" x 4'4" (narrowest point)
(3.87m x 3.20m x 1.33 (narrowest point))**



With beautiful lincrusta to walls, solid oak staircase and flooring, built-in solid oak cupboard, covered radiator, picture rail.



Lounge 16'0" x 11'5" (4.89m x 3.50m)



With tiled fireplace with open fire (not tested), double glazed bay window with stained glass to front, covered radiator and further radiator, feature ceiling,.



Dining room



14'2" x 10'1" (4.34m x 3.09m)



Breakfast room/living room 14'5" x 11'10" (4.41m x 3.62m)



With feature mahogany fireplace with electric fire (not tested), radiator, alcove cupboards with lighting, double glazed window and door to rear.



With solid oak flooring, radiator, feature ceiling with coving, tiled fireplace with open fire (not tested), double glazed window with stained glass to front.



Kitchen 10'9" x 6'5" (3.28m x 1.96m)



Fitted with a range of base and wall units in dark oak with under unit lighting, quartz worktops, stainless steel sink unit, AEG oven and grill, separate 4 burner gas hob with extractor canopy over, integrated fridge, fully tiled walls, tiled floor, tongue and groove to ceiling, double glazed window to rear.



Conservatory 8'10" x 7'11" (2.70m x 2.42m)



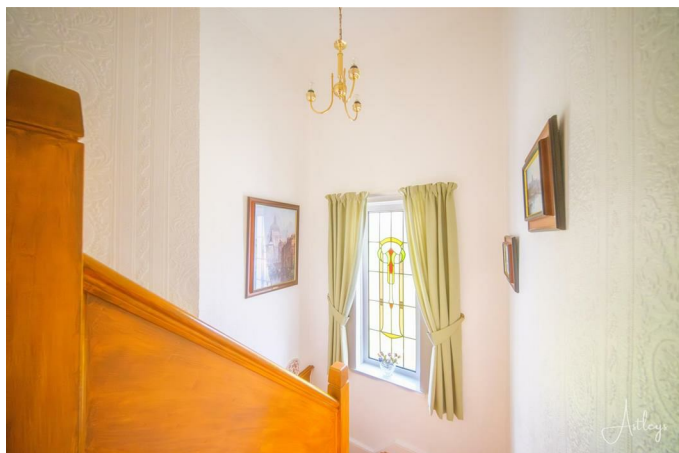
With oak flooring, radiator, door to rear garden.



FIRST FLOOR

Half landing with stained glass window to rear.

Landing area 10'11" x 3'7" (3.331m x 1.11m)



With coved ceiling, solid oak flooring.

Bedroom one 16'2" x 11'7" (4.93m x 3.55m)



With double glazed bay window to front, feature ceiling with coving, covered radiator.



Bedroom two 13'2" x 11'11" (4.02m x 3.65m)



With double glazed window to front, radiator, built-in cupboard, coved ceiling.



Bedroom three 10'11" x 9'3" (3.33m x 2.83m)



With built-in wardrobes and cupboards, double glazed window to rear, access to attic space.

Shower Room 6'2" x 5'9" (1.88m x 1.77m)



With double quadrant shower cubicle, sink on vanity unit w.c., fully tiled walls, heated towel rail, double glazed window to rear, coved ceiling.

Separate w.c. 4'7" x 2'5" (1.42m x 0.74m)

With w.c., cushion floor part tiled walls, double glazed window to side.

Outside



Beautifully manicured gardens to both front and rear with large lawn to front with side raised flower borders and wooden planters, front brick pavier driveway providing ample off road parking for several vehicles leading to single attached garage with power and light, plumbed for washing machine and tumble dryer and space for freezers. stainless steel sink unit, wall mounted combination central heating boiler. There is a w.c. and further garden storage to the rear of the garage. Side access gate to immaculately presented garden to rear which is laid to lawn, with mature trees and shrubs, flower borders, greenhouse and further garden storage shed.





Council Tax
Band: E
Annual Price:
£2,788 (min)

Conservation Area
No

Flood Risk
Very Low
Mobile Coverage
EE
Vodafone
Three
O2



Broadband
Basic
8 Mbps
Superfast
55 Mbps

Satellite / Fibre TV Availability
BT
Sky
Virgin

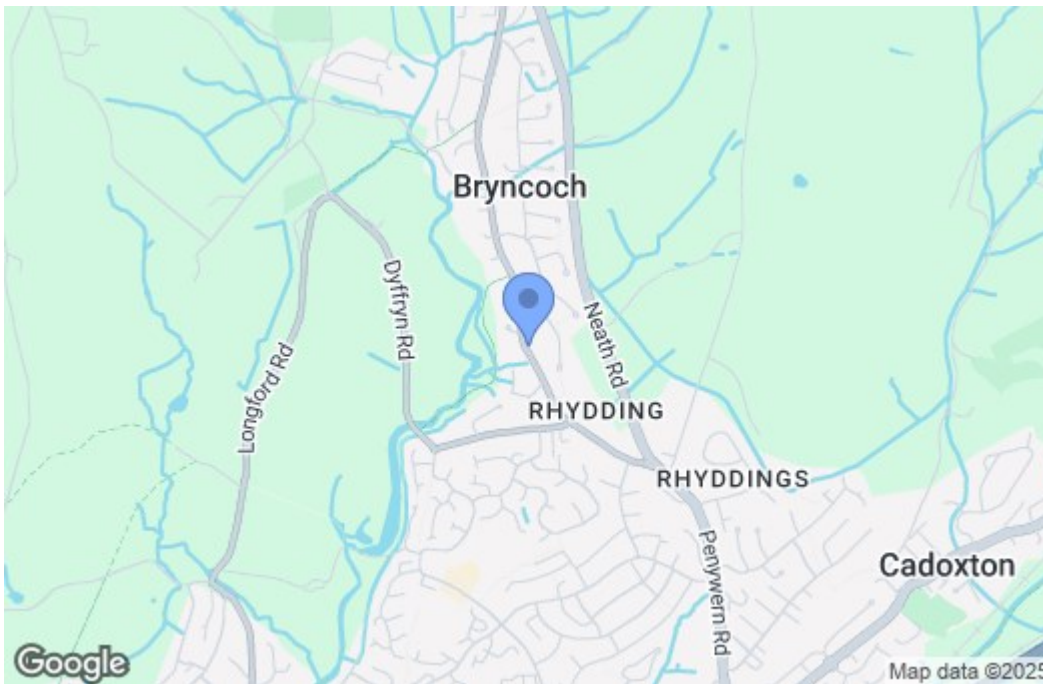
Drone photograph



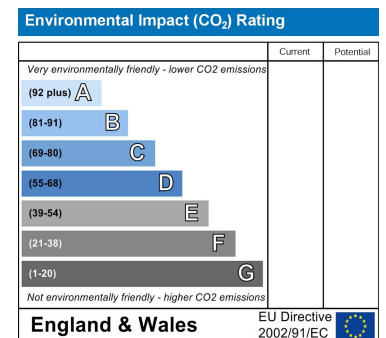
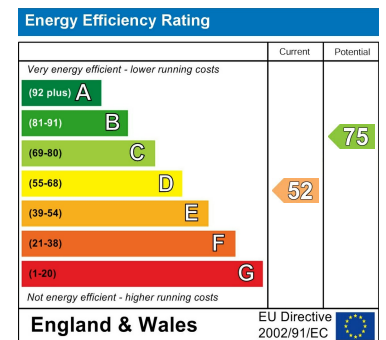
AGENTS NOTE

Floor Plan

Area Map



Energy Efficiency Graph



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