



11 Cloda Avenue, Bryncoch, Neath, SA10 7FH

Offers In The Region Of £334,950

Located in the highly desirable area of Bryncoch, Neath, this four-bedroom detached family home offers an exceptional living experience. The property boasts a generous layout, perfect for families seeking both space and comfort. Upon entering, you are greeted by two reception rooms, ideal for entertaining guests or enjoying quiet family evenings. The spacious kitchen/breakfast room provides a delightful space for casual dining, while the adjacent utility room adds everyday convenience. A ground floor WC further enhances the functionality of the home. The first floor features four generously sized bedrooms, offering ample room for family members or guests, along with two bathrooms. Outside, the enclosed rear garden is filled with mature plants and trees, creating a serene outdoor retreat. The front of the property offers ample parking, adding to the overall convenience.

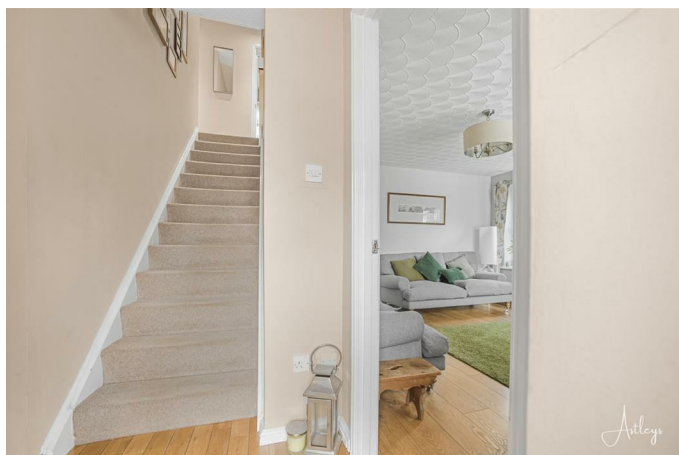
Situated close to excellent schools and colleges, this property is perfect for families. With its spacious interiors, modern amenities, and prime location, this detached house is recommended viewing. Vacant possession.

Main dwelling



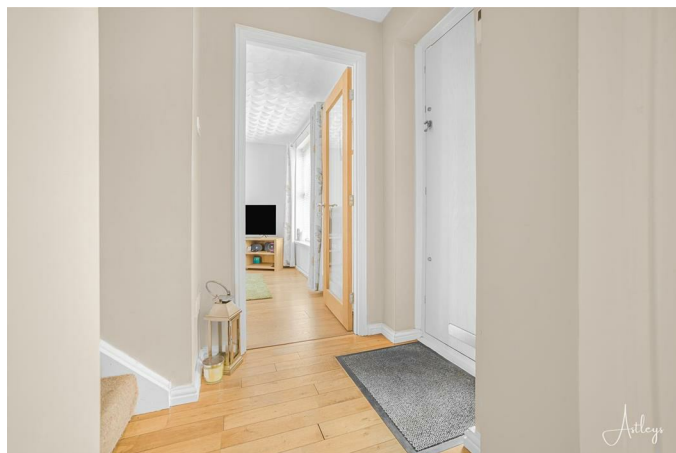
Situated in a quiet cul-de-sac, this generously proportioned detached family home offers both comfort and convenience in one of Neath's most desirable areas. The property boasts spacious interiors, perfect for modern family living. Located within walking distance of two reputable primary schools and a local college, this home is ideal for families with children of all ages. A variety of local amenities are also close by, ensuring everyday essentials are always within easy reach.

Entrance hall 12'55 x 4'19 (3.66m x 1.22m)



Composite front door leading to hallway, stairs to first floor, Oak flooring and doors to the both reception rooms.

Hallway



Lounge 13'36 x 12'00 (3.96m x 3.66m)



Attractive lounge with glass feature oak door, window to front, laminate flooring, marble hearth, window to side, understair cupboard, window to side and radiator.



Second reception 17'26 x 7'75 (5.18m x 2.13m)



Originally the garage but now converted to a lovely second sitting room with window to front and side and radiator.



Kitchen/dining room 20'29 x 9'17 (6.10m x 2.74m)



This stylish kitchen features high-gloss Country Cream base and wall units, with some soft-close doors—some beautifully designed with curved edges for a sleek, contemporary feel. Integrated appliances include a fridge freezer, gas hob, and oven with an overhead extractor hood. Frosted glass display cabinets add a touch of elegance, while wood-effect work surfaces paired with tiled splashbacks bring warmth and texture. The high-gloss tiled flooring enhances the modern aesthetic and is easy to maintain. A spacious dining area opens up through patio doors to the rear garden, creating a seamless indoor-outdoor flow. Additional access leads to a utility room and cloakroom, adding convenience to this well-appointed space.





Utility room 4'91 x 4'87 (1.22m x 1.22m)



The Utility Room provides space for a washing machine and tumble dryer, tiled flooring. Wall mounted gas boiler. A door to the rear offers convenient outdoor access, and an adjoining cloakroom adds extra functionality to this practical space.



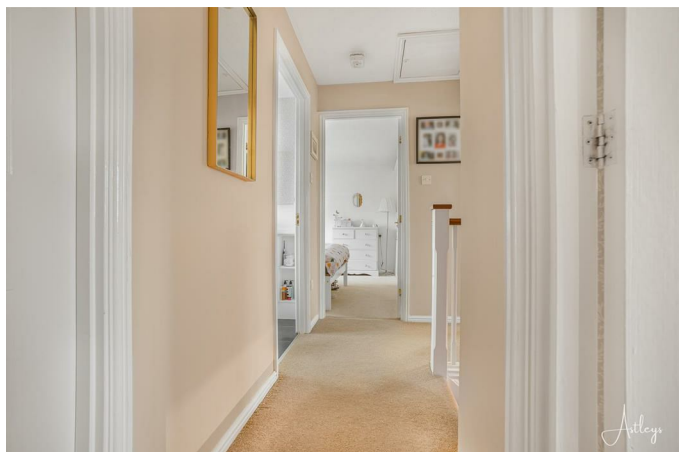
Cloakroom 4'83 x 3'91 (1.22m x 0.91m)



Low level WC, pedestal wash hand basin, tiles to floors, window to side and radiator.

Stairs to first floor

First floor landing 8'28 x 9'98 narrowing to 2'72 (2.44m x 2.74m narrowing to 0.61m)

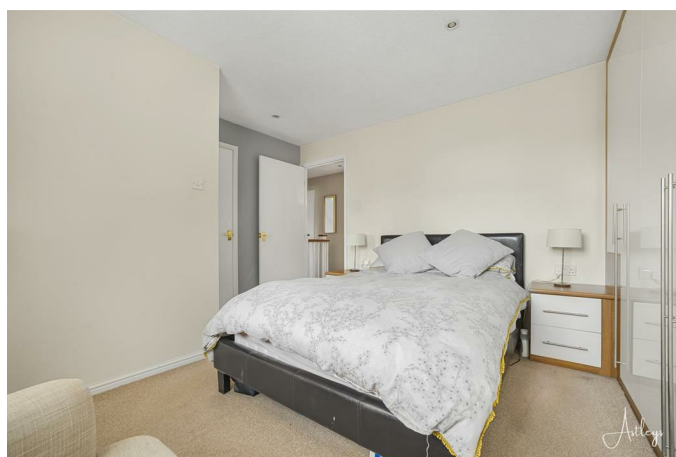


Attic access door.

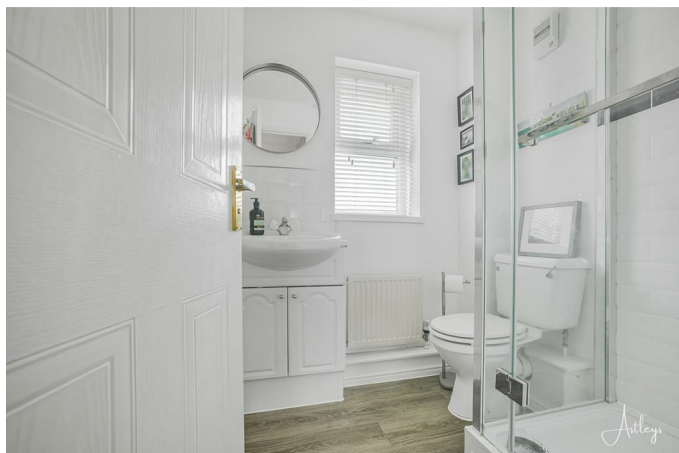
Bedroom one 11'20 x 11'25 (3.35m x 3.35m)



A spacious double room featuring a range of floor-to-ceiling, high-gloss fitted wardrobes in Country Cream, offering ample storage with a sleek, modern finish. The room benefits from a door leading to a private ensuite shower room, a large window to the front allowing for plenty of natural light, and a radiator to keep the space cozy and warm.



En-suite 5'85 x 5'23 (1.52m x 1.52m)



Modern suite to include; shower cubicle, vanity wash hand basin, low level WC, part tiled, frosted window, oak effect flooring, extractor fan and radiator.

Bedroom two 11'4 x 9'38 (3.45m x 2.74m)



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



Bedroom three 13'1 x 8'1 (3.99m x 2.46m)



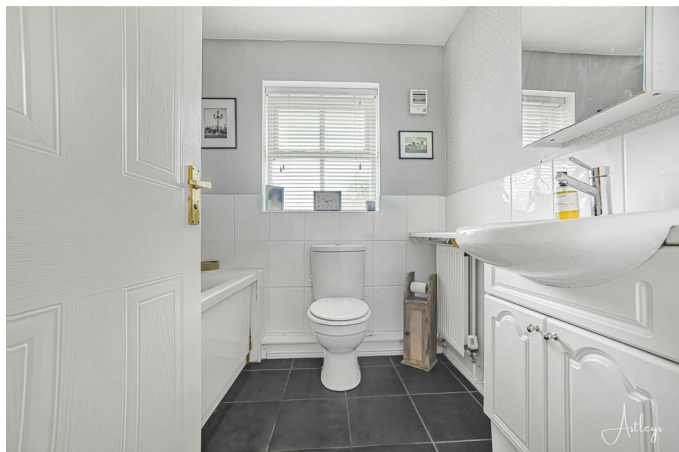
Double room with window to front into the eaves, window to side and radiator.



Bedroom four 8'7 x 8'6 (2.62m x 2.59m)

With window to rear and radiator.

Family bathroom 6'8 x 6'3 (2.03m x 1.91m)



Modern fitted suite in White to include; panel bath with shower over, vanity wash hand basin with chrome tap, low level WC, glossy white tiles to half walls, window to rear and radiator.



Rear garden



An enclosed rear garden featuring low-maintenance astroturf, complemented by inviting patio and decked areas. The space is beautifully enhanced with mature bushes and a stately tree, offering both greenery and privacy—perfect for relaxation or entertaining.

Rear garden



Rear garden



Rear garden



Rear garden



Drone



Rear garden



Driveway



Off road parking for two vehicles.

Drone



Drone



Agents notes

Conservation Area

No

Flood Risk

No Risk

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

8 Mbps

Superfast

80 Mbps

Ultrafast

9000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Council tax

Council Tax

Band:

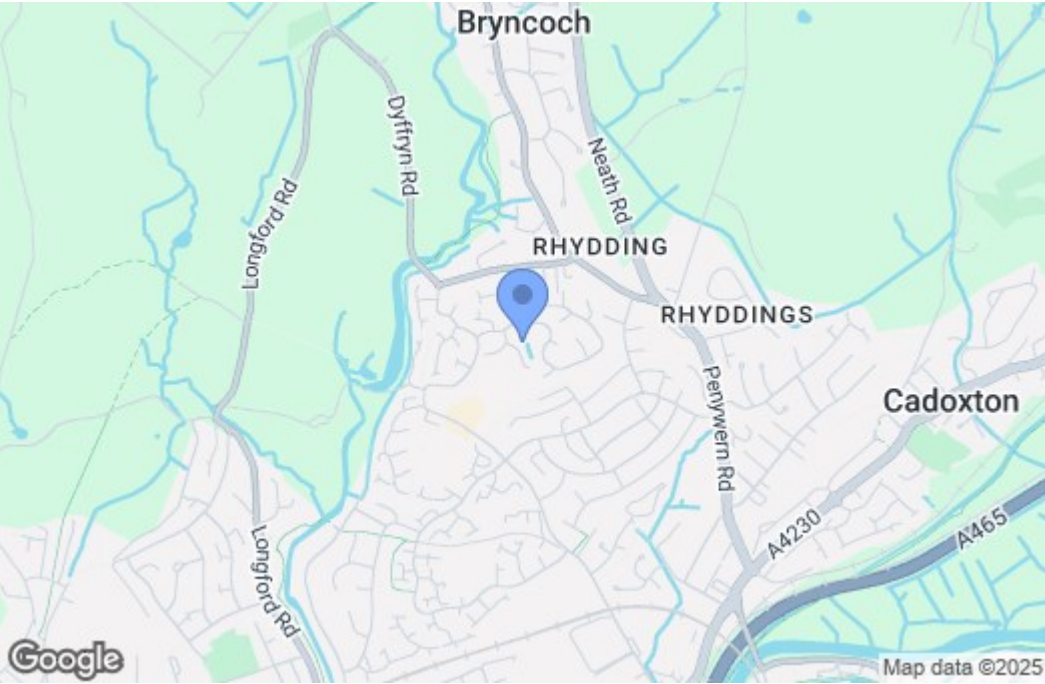
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Annual Price:
£2,788 (min)

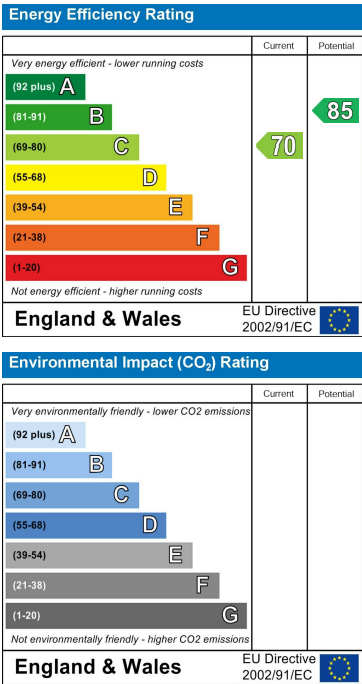
Floor Plan



Area Map



Energy Efficiency Graph



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