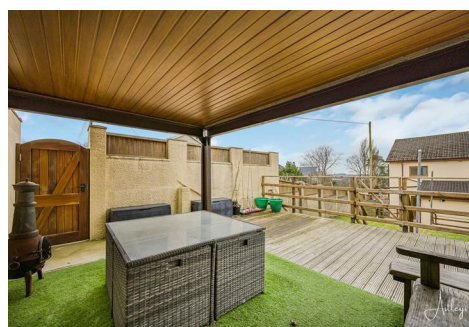




1 Cromwell Road, Rhyddings, Neath, SA10 8DR

£315,000

Nestled on the charming Cromwell Road of Neath, this impressive semi-detached family home offers a perfect blend of space, comfort, and convenience. Set on a generous corner plot, the property is ideally situated within close proximity to local schools and is just a short stroll from the vibrant amenities of Neath town centre. The spacious accommodation includes entrance hallway, living room that flows seamlessly into a dining area, creating an inviting atmosphere for family gatherings and entertaining guests. The large kitchen is well-equipped, providing ample space for culinary pursuits, while a utility room and cloakroom on the ground floor add to the practicality of the home.

The first floor boasts three generously sized double bedrooms, a well-appointed bathroom with a w.c. completes this level. To the second floor, there is a spacious attic room suitable for storage or a variety of other uses. Outside, the property features expansive gardens to the front, side, and rear with a good-sized outbuilding that is currently being utilised as an office and craft room, as well as a summer room/playroom, complete with a covered PVC gazebo area. This versatile space can easily adapt to your family's needs, whether for work, play, or relaxation.

Side double glazed entrance door into:

Entrance hallway 12'4" x 7'0" (3.76m x 2.13m)



With understairs storage cupboard, laminate flooring, coved ceiling, double glazed window to side, stairs to first floor.

Front living room 19'9" x 11'4" (6.02m x 3.45m)



With double glazed french doors to front and curved double glazed window, log burner on slate hearth, coved ceiling, solid oak flooring, radiator, coved ceiling.



Dining area 13'8" x 10'9" (4.17m x 3.28m)



With black feature fireplace with open fire on slate hearth, coved ceiling, radiator, laminate flooring, door to:



Kitchen 15'5" x 11'6" (4.70m x 3.51m)



Fitted with a range of base and wall units in cream 'shaker' style with walnut effect work surfaces, ceramic sink, Range style cooker, integrated dishwasher, tiled floor, double glazed window to side, sliding patio doors to rear garden, space for table and chairs, space for American fridge/freezer, spotlights and coving to ceiling, radiator.

Utility room 13'8" x 10'9" (4.17m x 3.28m)



With fitted base and wall units in hi-gloss cream,

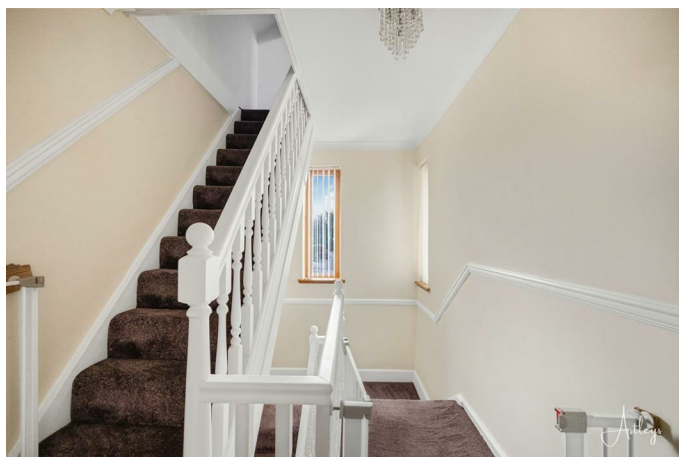
double sink with waste disposal unit, space for washing machine, tiled floor, rear access door, door to :

Cloakroom 6'6" x 3'4" (1.98m x 1.02m)

With 2 piece suite in white comprising w.c., wash hand basin, tiled floor, space for tumble dryer, wall mounted gas combination boiler.

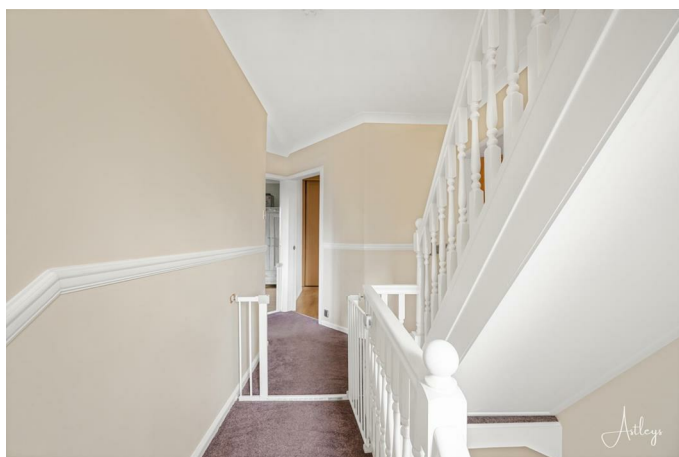
FIRST FLOOR

Half landing area 15'5" x 11'6" (4.70m x 3.51m)



With double glazed windows to front and side. coved ceiling.

Main landing area 16'0" x 6'8" (4.88m x 2.03m)



With dado rail, coved ceiling.

Bedroom one 13'9" x 8'7" (4.19m x 2.62m)



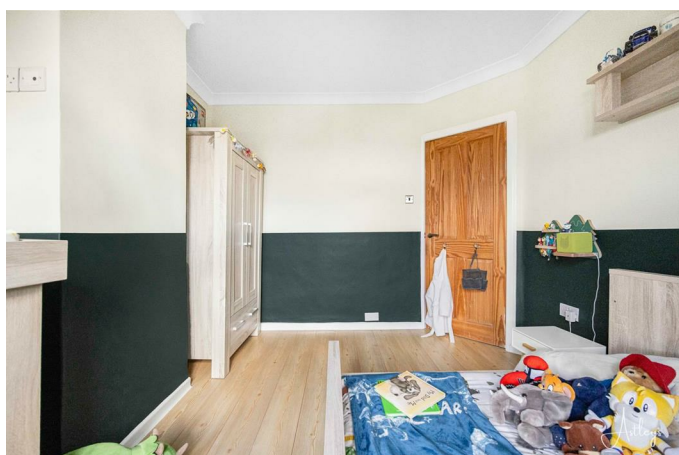
With range of fitted wardrobes with sliding doors, radiator, double glazed window to rear, alcove.



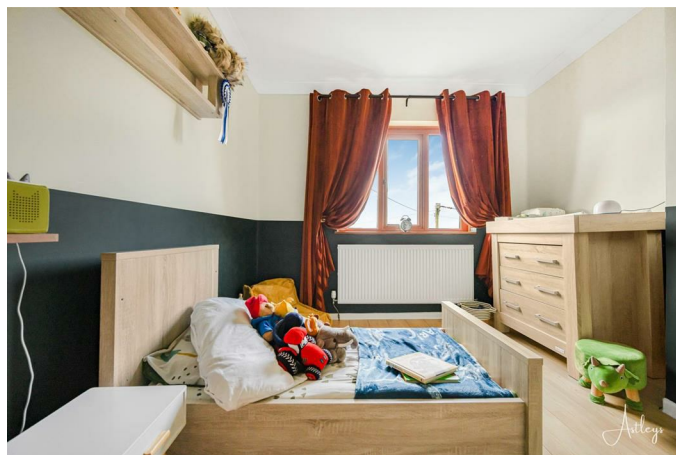
Bedroom two 11'4" x 10'1" (3.45m x 3.07m)



With curved double glazed window to front, coved ceiling, radiator.



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



With double glazed window to front, radiator, laminate flooring, coved ceiling.

Bathroom/w.c. 12'2" x 6'6" (3.71m x 1.98m)



With 3 piece suite in white comprising 'P' shaped bat with shower over, sink on vanity unit, w.c., cushion flooring, upright radiator, built-in storage cupboard, double glazed windows to side and rear, part tiled areas, spotlights to ceiling.

SECOND FLOOR

Landing area 6'8" x 3'9" (2.03m x 1.14m)

Attic room 23'9" x 7'4" (7.24m x 2.24m)



With two velux windows, laminate flooring, eaves storage cupboard, radiator.



Outside



The front garden is neatly laid to lawn, with a side access gate leading to a patio area. Steps ascend to an additional lawned section, complemented by a raised, decked area. This space features an internal roof with PVC cladding and an external roof, making it perfect for a hot tub or family gatherings. The area is finished with artificial grass for easy, low-maintenance upkeep. Accessible via Daphne Road, the detached garage has been converted into a versatile outdoor living space or playroom, complete with LED light panels, a TV socket, and an air conditioning/heating unit. Additionally, there is a separate room that could be utilised as an office or craft room, featuring double-glazed windows to the front and side.





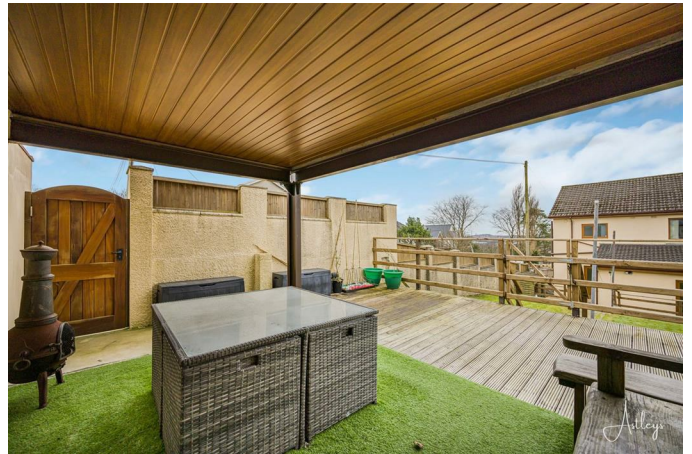
Outdoor living area



Rear view of property



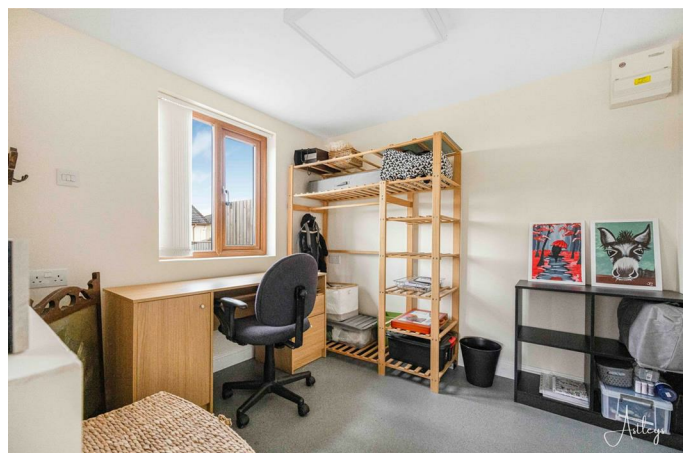
Outdoor living area



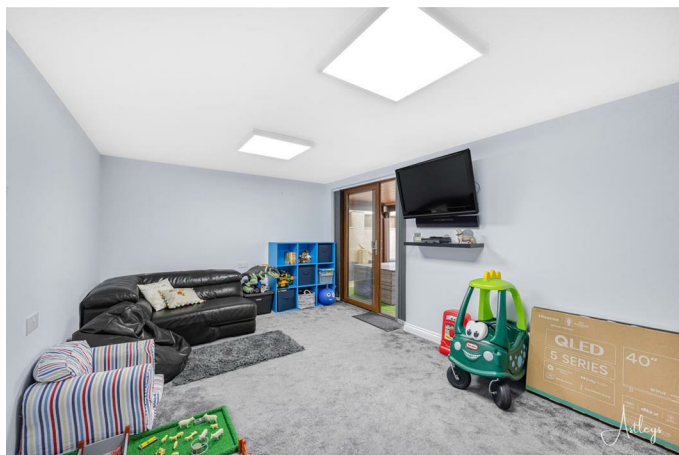
Decked area



Craft room/workshop/office space



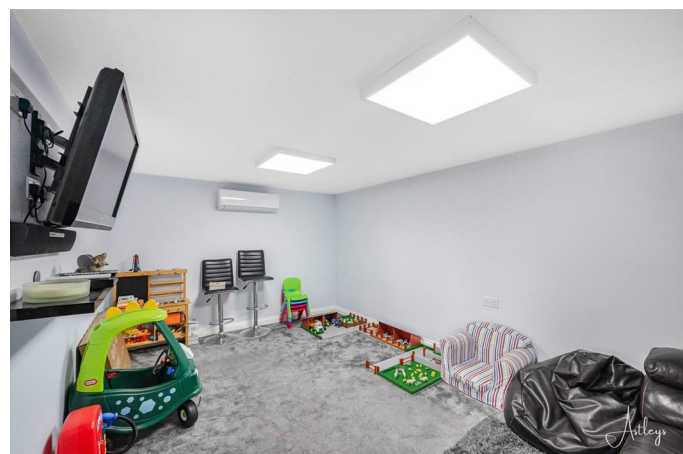
Sun room/playroom



Drone photograph



Further drone photograph



Garage storage



AGENTS NOTE

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

79 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

AGENTS NOTE

Council Tax Band D £2281

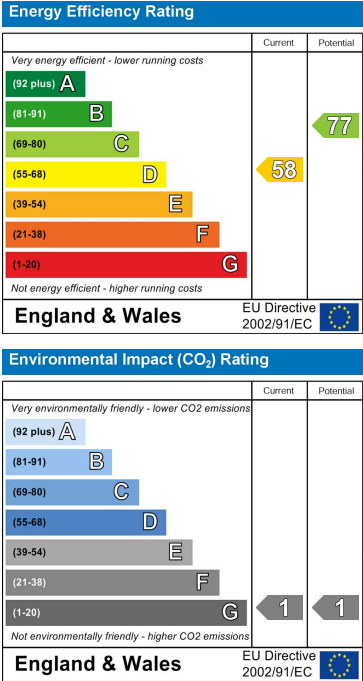
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.