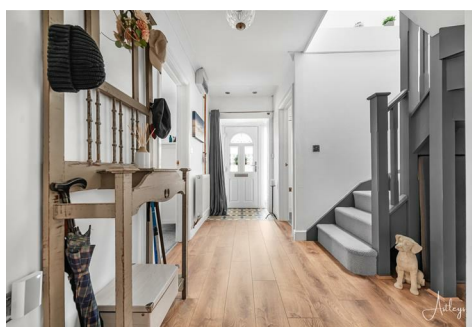




6 Gilfach Road, Neath, SA10 8EH

Offers In The Region Of £425,000

Nestled in the sought-after location of Gilfach Road, Neath, this stunning detached bungalow offers a perfect blend of comfort and style. With three well-proportioned bedrooms, including a main bedroom complete with a luxurious en-suite bathroom, this property is ideal for families or those seeking a peaceful retreat. The heart of the home is undoubtedly the beautiful bespoke kitchen, which boasts high-end finishes and built-in appliances, making it a delight for any culinary enthusiast. The kitchen area is further enhanced by a dual fuel log burner, providing a warm and inviting atmosphere for gatherings with family and friends. This bungalow features a family shower room, ensuring convenience for all residents. The property is set on a generous plot, offering ample parking on the driveway. The enclosed rear garden is a true oasis, filled with mature shrubs and bushes, providing privacy and tranquillity. Additionally, the garden includes two outbuildings, one of which serves as a log store, and a charming gazebo, perfect for enjoying the outdoors. With double gated side access, this property is not only practical but also offers a sense of security. Viewing is highly recommended to fully appreciate the quality and charm this bungalow has to offer. Don't miss the opportunity to make this beautiful home your own.

Main dwelling

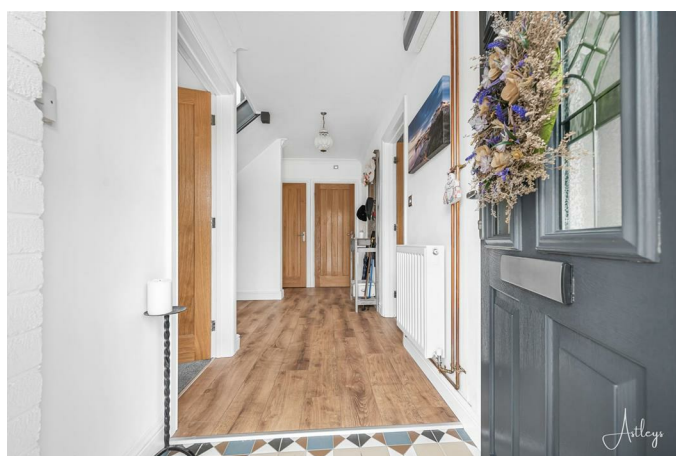
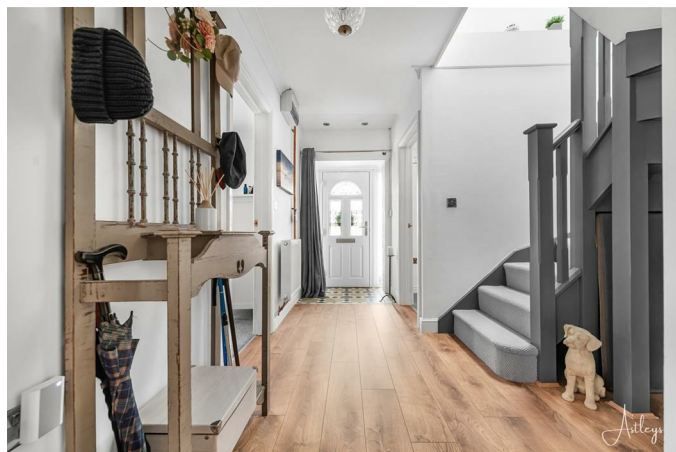


Entrance Feature – Walk through a solid wooden canopy with a pitched tiled roof and a slate base, adding a touch of character and charm to the entrance.

Hallway 14'66 x 9'59 (4.27m x 2.74m)



Entrance Hall – Enter through a slate grey composite front door with an elegant glass display feature, leading into a welcoming hallway. The space features stairs to the first floor, laminate flooring, and oak doors to all rooms. The smooth, coved ceiling and radiator complete the room with a modern and comfortable feel.



Kitchen/diner 22'08 x 15'95 (6.91m x 4.57m)



The bespoke light grey kitchen is designed with both style and functionality in mind. Featuring long chrome

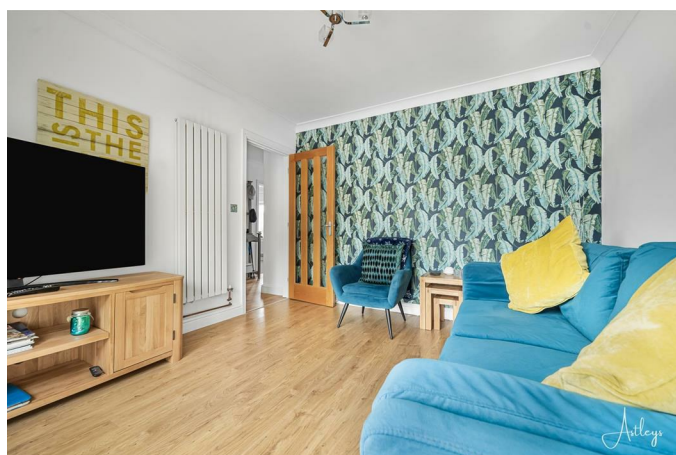
handles, it includes pull-out cupboards with built-in spice racks and shelves, ensuring ample storage space. High-end built-in appliances complement the classic Belfast sink with mixer taps, while elegant glass display units and wine racks add a touch of sophistication. The wooden worktops, tiled backsplash, and laminate flooring create a warm and inviting atmosphere. Five gas hob with electric oven and extractor hood above. A dual fuel 8 kw fire, set on a slate hearth, makes a striking focal point. The space is further enhanced by a slimline wall radiator, a side window, and patio doors leading to the rear garden, allowing for plenty of natural light to flood the room.



Snug 11'2 x 10'7 (3.40m x 3.23m)



A lovely space offering beautiful views over the rear garden, complemented by laminate flooring and a radiator for comfort.



Bedroom two 15'80 x 11'27 (4.57m x 3.35m)



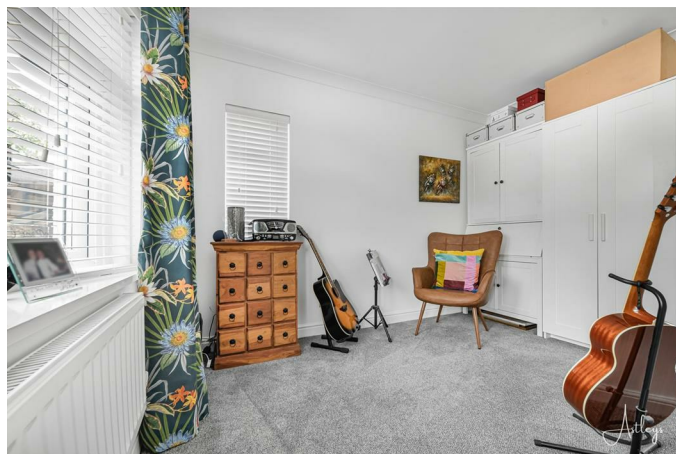
Double room with bay window to front, coved and smooth ceiling and radiator.



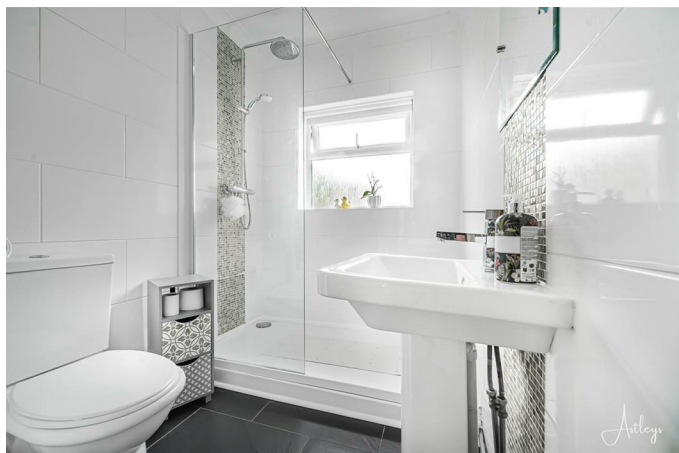
Bedroom three 12'15 x 11'3 (3.66m x 3.43m)



Double room with bay window to front and radiator.

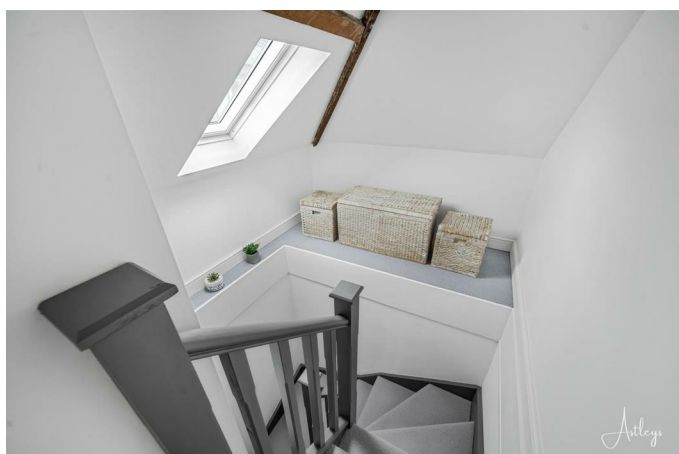


Shower room 7'68 x 5'33 (2.13m x 1.52m)



Comprising fully tiled walls with a decorative mosaic border, a sleek shower cubicle, a low-level WC, and a pedestal wash hand basin with a splashback. Finished with a smooth, coved ceiling and a radiator.

Landing area

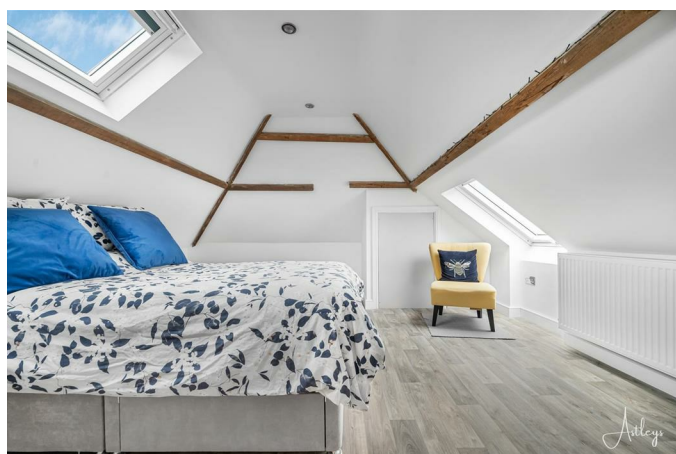


Sky light, and open storage area.

Bedroom one 14'4 x 13'80 (4.37m x 3.96m)



A bright and inviting space filled with natural light, featuring charming exposed beams and ample storage within the eaves. A skylight to the front enhances the airy feel, while an elegant oak door leads to the en-suite.





En-suite 9'75 x 6'71 (2.74m x 1.83m)



Featuring a stylish oval bath with sleek free-standing chrome taps and a shower attachment, a low-level WC, and a modern vanity wash hand basin. The space is enhanced by tiled-effect cushion flooring, a skylight that fills the room with natural light, and a wall-mounted chrome radiator for added comfort and warmth.



Rear garden



Beautiful Enclosed Rear Garden – Designed across two levels, this charming outdoor space features a 3m x 3m gazebo set on a level patio, a well-maintained lawn, and raised borders adding character. Additional highlights include two sheds, one with dedicated log storage, double metal gated side access, and the convenience of an outdoor water tap and power supply. A perfect blend of practicality and relaxation.

Gazebo



Side gated access



Front garden



Welcoming Entrance – Accessed through a charming wooden ranch-style gate, leading onto a block-paved driveway offering ample parking. The space is beautifully framed by mature hedging, providing a natural border to the boundaries.

Driveway



Rear garden



Shed



Council tax

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

Services

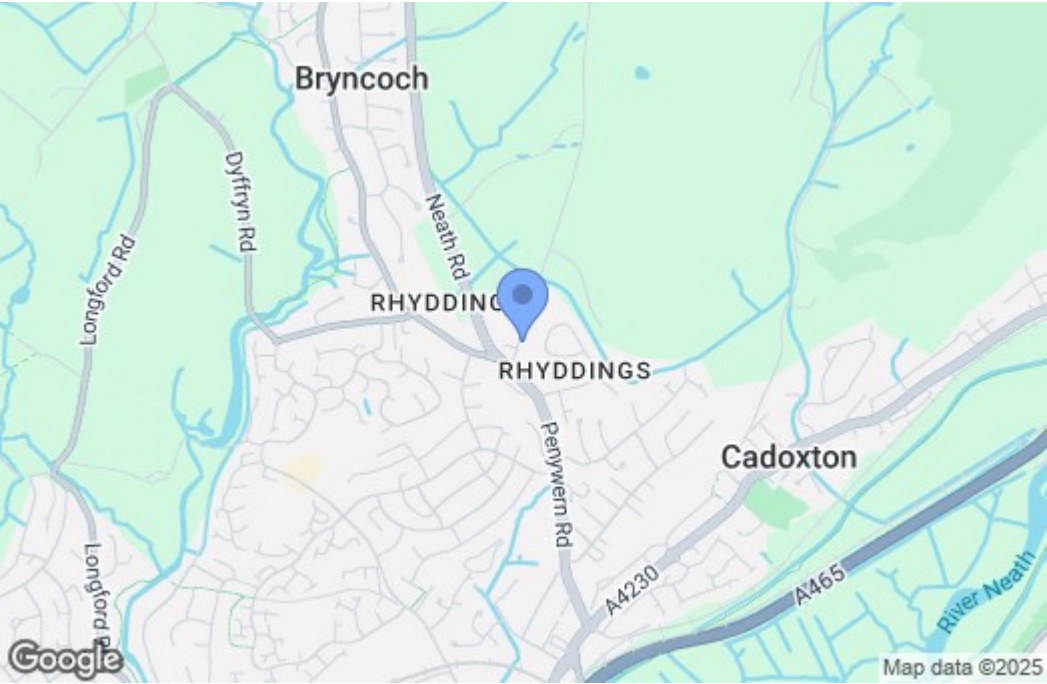
Conservation Area: No
Floor Area: 1,001 ft² / 93 m²
Plot size: 0.15 acres
Mobile coverage:EE:Vodafone:Three:O2

Broadband: Basic: 10 Mbps
Superfast:80 Mbps
Ultrafast:1800 Mbps
Satellite / Fibre TV Availability: BT: Sky

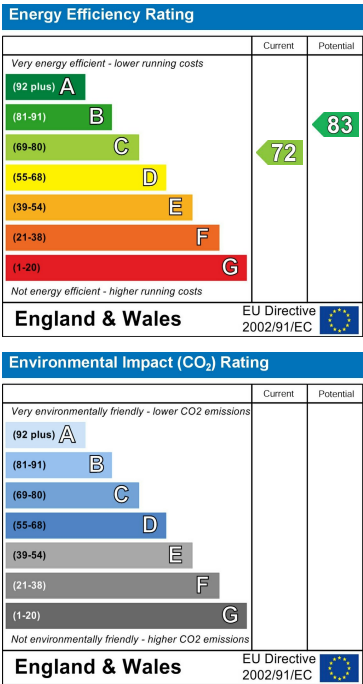
Floor Plan



Area Map



Energy Efficiency Graph



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