



16 Ffrwd Vale, Neath, SA10 7BA

Offers In The Region Of £379,950

This stunning detached house is a true gem in one of the area's most desirable locations. Set within a peaceful cul-de-sac on a small, exclusive housing development, this property boasts an impressive 1,270 square feet of living space, making it perfect for families or those seeking a spacious home, upon entering, you are welcomed into a well-appointed through lounge and dining area, the ground floor also features a convenient cloakroom and a beautifully designed kitchen with a charming seating area, the property comprises four generously sized bedrooms, providing ample space for family or guests. The well-maintained bathroom ensures comfort and convenience for all residents. One of the standout features of this home is the integral garage, offering additional storage or parking options. The beautifully landscaped enclosed rear garden is a delightful outdoor space perfect for enjoying sunny days or hosting gatherings with friends and family.

Main dwelling



Front double glazed entrance door into:

Entrance Porch 6'6" x 5'1" (1.98m x 1.55m)

With tiled floor, pvc door into:

Entrance hallway 20'3" x 2'9" (6.17m x 0.84m)



With two radiators, stairs to first floor, personal door to garage, understairs cupboard.

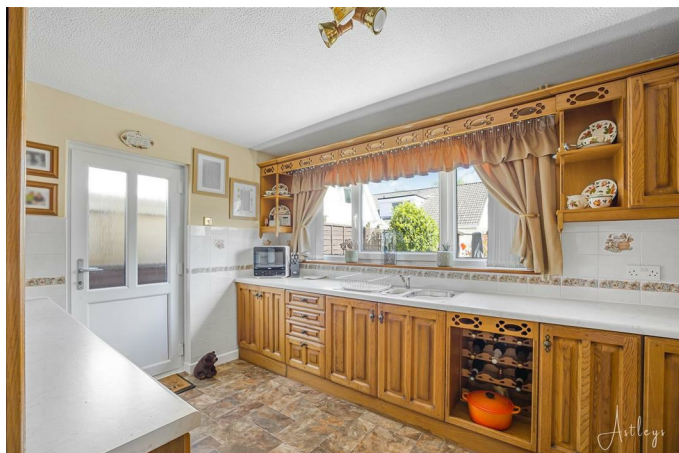
Lounge/dining area



With double glazed window to front and patio doors to rear, radiator and coving.



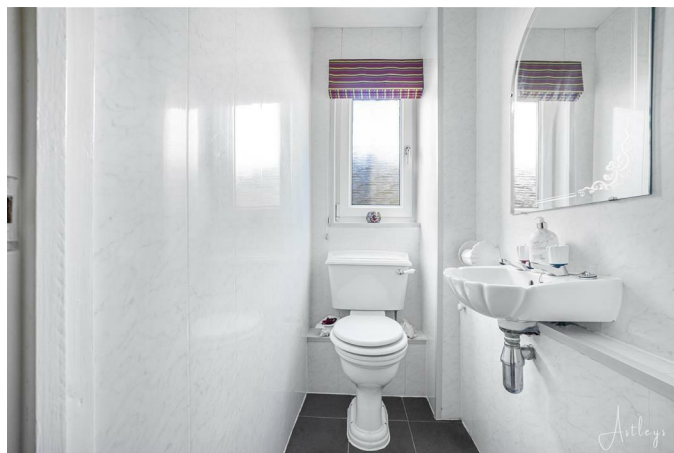
Kitchen 13'5" x 9'11" (4.09m x 3.02m)



Range of fitted base and wall units in solid oak with cream work surfaces, stainless steel sink unit with mixer tap, waste disposal and drainer, built-in gas hob with extractor canopy over with built in electric oven/grill, integrated fridge and freezer, space for washing machine, fitted breakfast bar with two stools, cushion flooring, wall mounted gas combination central heating boiler.



Cloakroom



2 piece suite in white comprising w.c. and wash hand basin, respatex to walls, double glazed window to side, slate tiled floor.

FIRST FLOOR

Landing area

With airing cupboard and radiator.

Bedroom one 17'4" x 11'9" (into wardrobe) (5.28m x 3.58m (into wardrobe))



With double glazed window to front, radiator, coved ceiling, range of built-in wardrobes.



Bedroom two 12'3" x 12'0" (3.73m x 3.66m)



With range of built-in wardrobes, radiator, double glazed window to rear.



Bedroom three 12'0" x 9'2" (3.66m x 2.79m)



With fitted wardrobes, access to attic space which is partially boarded, radiator, double glazed window to rear.

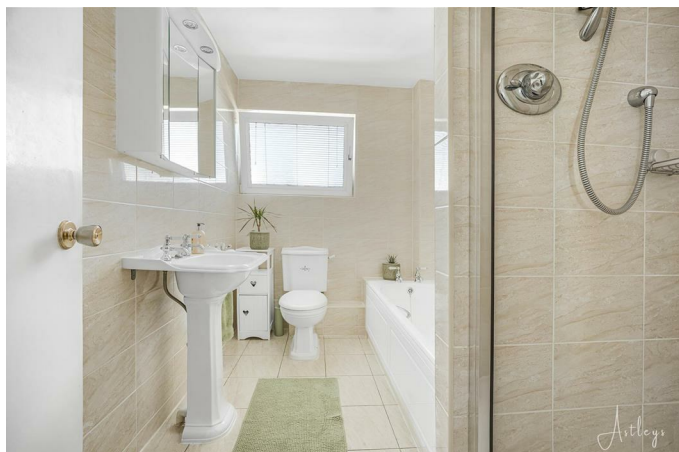


Bedroom four 12'1" x 7'5" (3.68m x 2.26m)



With double glazed window to front, radiator.

Bathroom/w.c. 9'0" x 6'3" (2.74m x 1.91m)



With 4 piece suite in white comprising panelled bath, shower cubicle, pedestal wash hand basin, w.c., heated towel rail, tiled floor, double glazed window to side.

Outside

Lawned garden, with a range of seating areas to chase the sun and shade, a variety of potted shrubs, shingle areas, water tap and shed for storage.

Outside



Outside

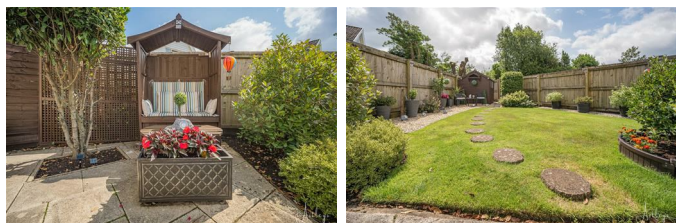


Outside

Outside



Outside



Outside



Drone photo



AGENTS NOTE

Council Tax Band E £2983

AGENTS NOTE

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

14 Mbps

Superfast

34 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

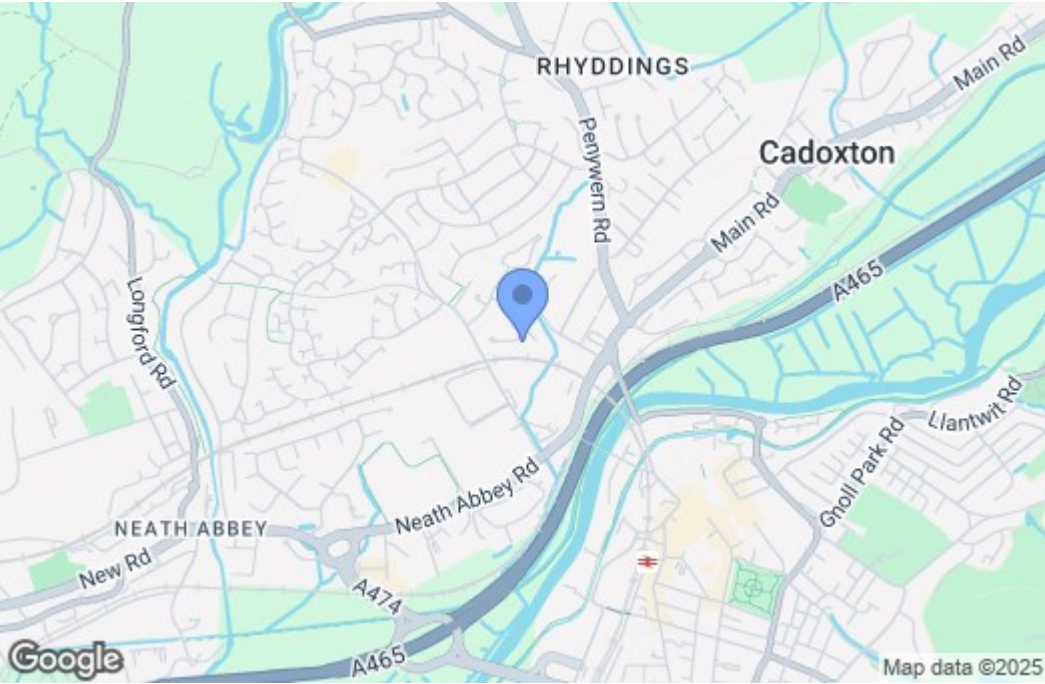
Sky

Virgin

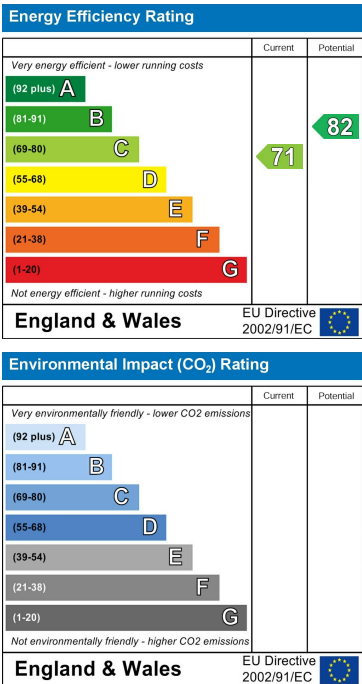
Floor Plan



Area Map



Energy Efficiency Graph



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