

16 Ffrwd Vale, Neath,
SA10 7BA



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Offers In The Region Of
£379,950



Set within a peaceful cul de sac in a sought after part of Neath, this detached family home offers a calm balance of comfort, space and convenience. Within a short walk lie Cimla Common, Gnoll Country Park and woodland trails leading toward Cwrt Herbert, giving residents an easy connection to open air and everyday recreation. The town centre, well regarded schools and Neath College are all close by, and the M4 ensures smooth access across South Wales.

The property extends to around 1,270 square feet and presents a welcoming interior designed for family living. A porch leads into a central hallway from which the open plan lounge and dining room unfold, filled with natural light from wide front and rear windows. The kitchen is neatly arranged with oak cabinetry, a breakfast bar and direct access to the rear garden. A cloakroom and integral garage complete the ground floor.

Upstairs, four comfortable bedrooms provide generous proportions and fitted storage, served by a bright family bathroom with both bath and separate shower. The principal bedroom is notably spacious, creating a calm retreat at the end of the day.

Outside, the beautifully kept rear garden enjoys a high degree of privacy, enclosed by mature planting with areas for seating and play. To the front, a broad driveway offers ample parking and easy access to the garage.

This is a well maintained home that combines practical design with a welcoming sense of place, ideal for families seeking a peaceful setting within reach of Neath's amenities and green spaces.



Main dwelling

Front double glazed entrance door into:

Entrance Porch

6'6" x 5'1"

With tiled floor, pvc door into:

Entrance hallway

20'3" x 2'9"

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"

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)

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

Bedroom two

12'3" x 12'0"

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

Bedroom three

12'0" x 9'2"

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

Bedroom four

12'1" x 7'5"

With double glazed window to front, radiator.



Bathroom/w.c.

9'0" x 6'3"

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.

Drone photo**Local walks****Local walks****AGENTS NOTE**

Council Tax Band E £2983

AGENTS NOTE

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

14 Mbps

Superfast

34 Mbps

Ultrafast

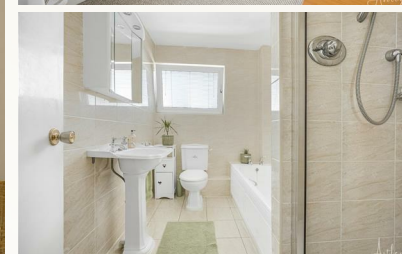
1000 Mbps

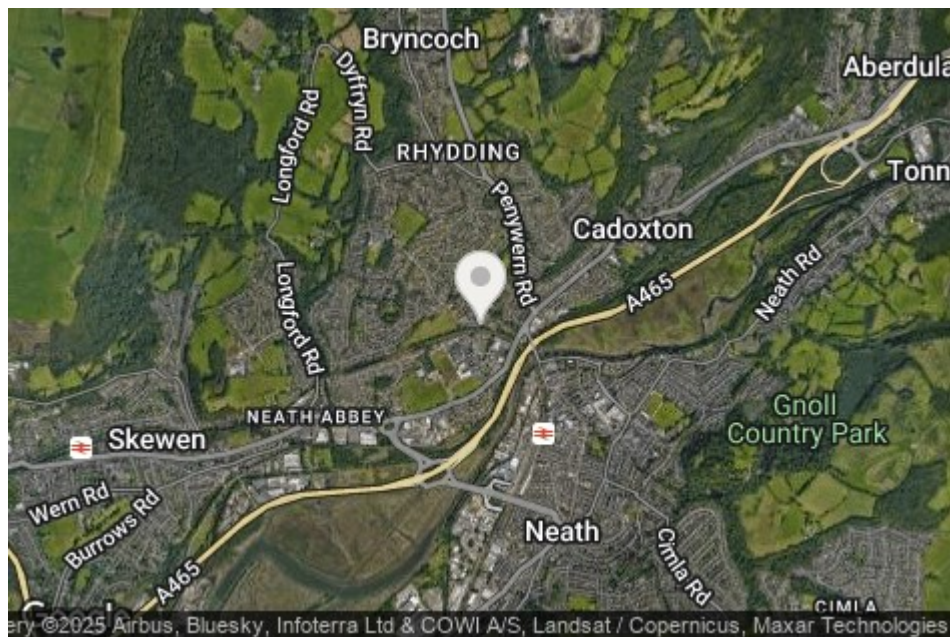
Satellite / Fibre TV Availability

B T

Sky

Virgin





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
	71	82



Total area: approx. 160.3 sq. metres (1725.4 sq. feet)