

45 Main Road, Bryncoch, Neath, SA10 7PD

Offers In The Region Of £195,000

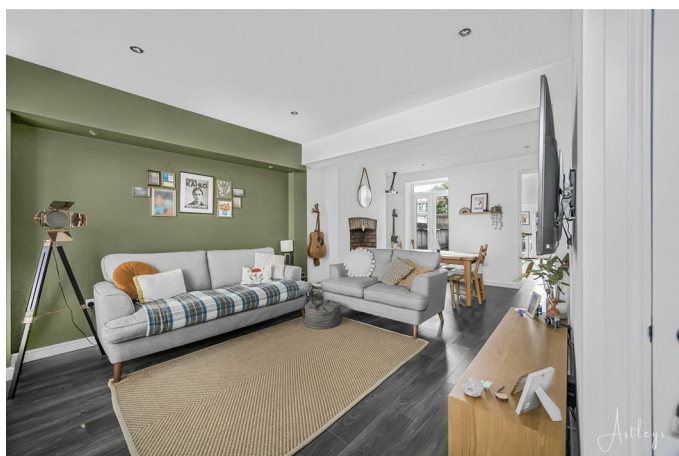
Situated on a level location within the popular village of Bryncoch, close to local schools, countryside walks and a short distance from all amenities and facilities at Neath Town Centre, a deceptively spacious mid-terraced property, exceptionally well presented by the present owners with accommodation over 2 floors to include open plan lounge and dining room and good size fitted kitchen to the ground floor, 2 double bedrooms and beautiful bathroom/w.c. to the first floor. Externally, there is a large well laid out garden to the rear with concrete storage shed which would lend itself as a gym/workshop or man cave.

Main dwelling



Front double glazed entrance door into small entrance hall;

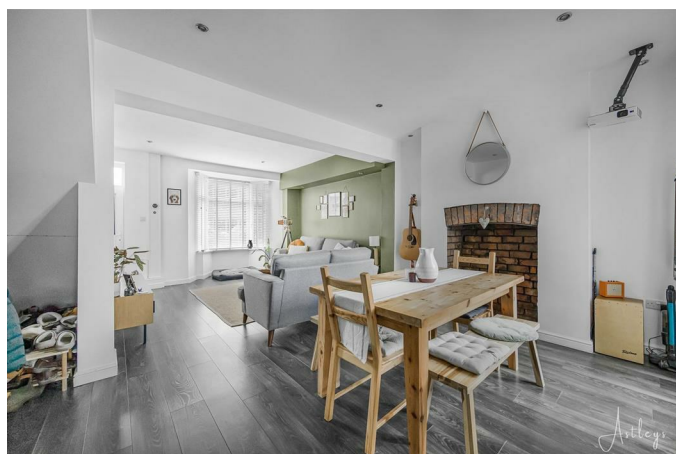
Through lounge/dining room 21'7" x 14'4" (widest) x 12'5" (narrowest) (6.58m x 4.37m (widest) x 3.66m/1.52m (narrowest))



With double glazed bay window to front, spotlights to ceiling, , open brick fireplace to dining area, radiator, door to stairs to first floor, double glazed french doors to rear garden.



Dining area



Kitchen 20'8" x 8'7" (6.30m x 2.62m)



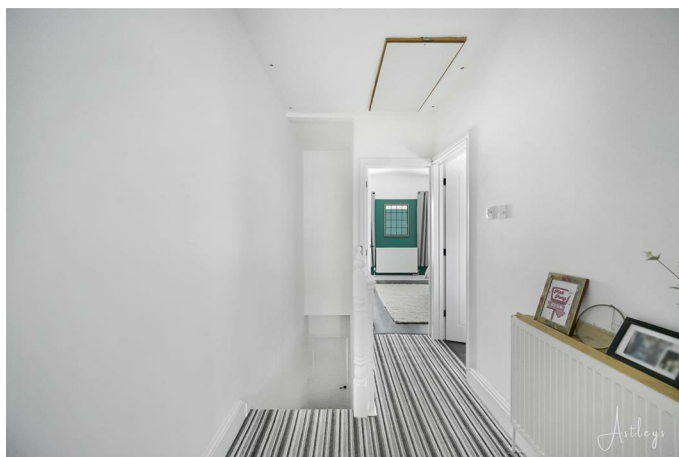
Fitted with a range of base and wall unit in high-gloss

white and black with black work surfaces, black resin sink with shower tap and drainer, integrated dishwasher, space for Range style cooker with splashback, American style fridge/freezer and washing machine, laminate flooring, spotlights to ceiling, open understairs storage area, two double glazed windows to side, french doors to rear garden.



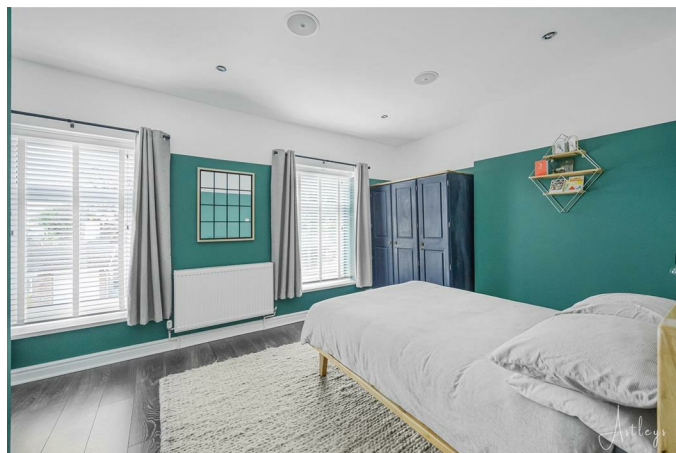
FIRST FLOOR

Landing area 10'3" x 5'6" (3.12m x 1.68m)

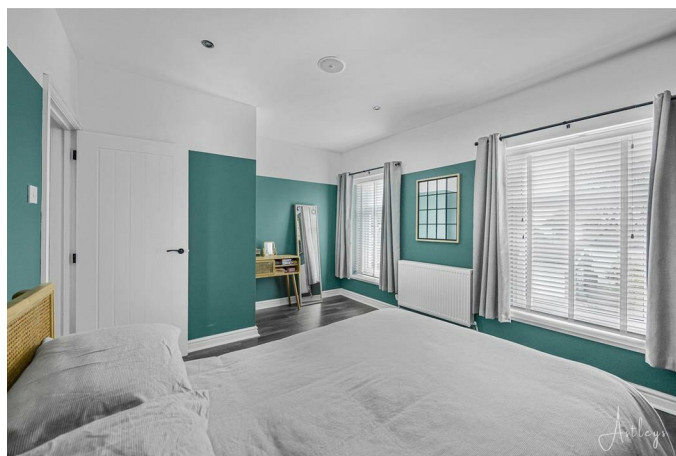
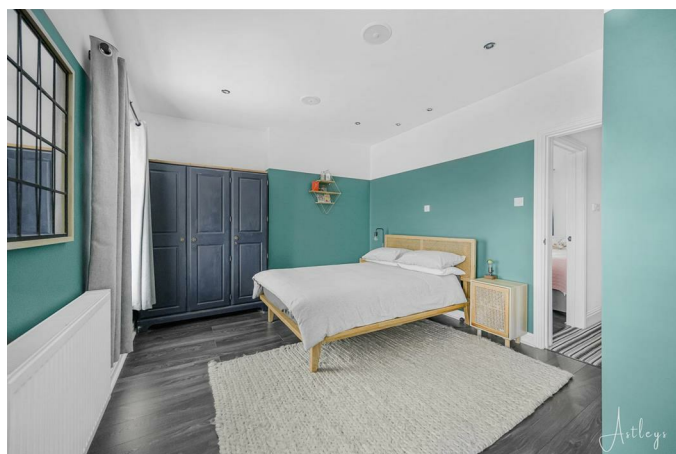


With access to roof space via pull-down ladder, spotlights to ceiling, radiator.

Bedroom one 15'6" x 11'7" (4.72m x 3.53m)



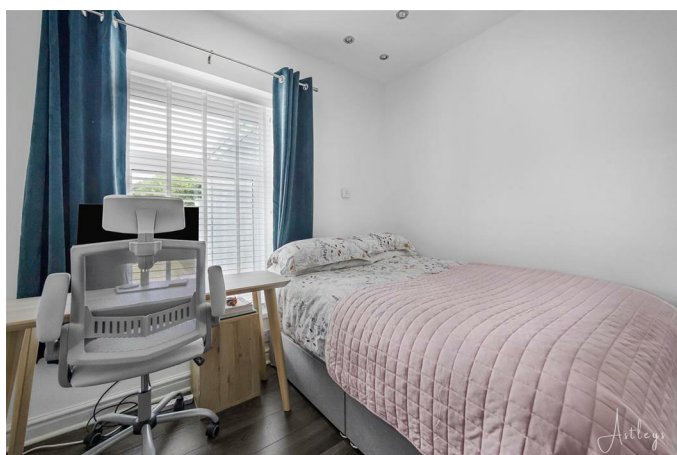
With 2 double glazed windows to front, laminate flooring, spotlights to ceiling.



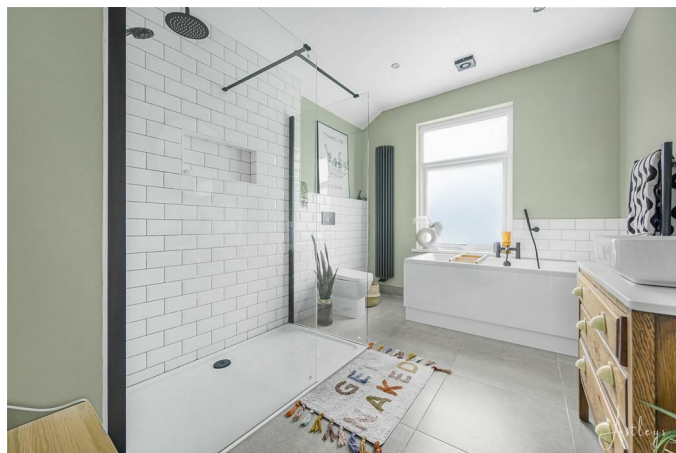
Bedroom two 10'3" x 8'5" (3.12m x 2.57m)



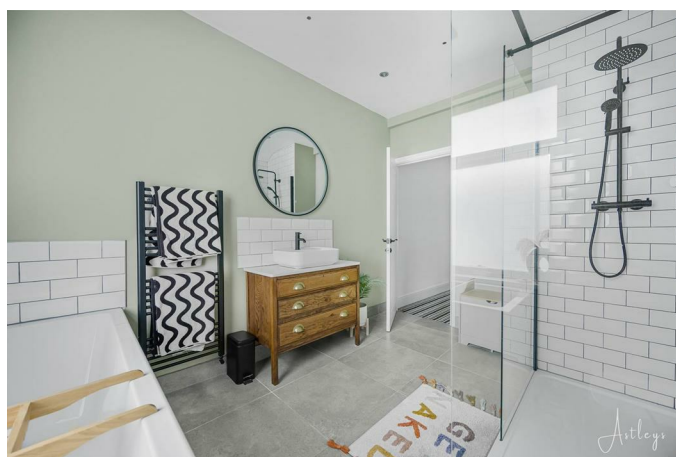
With double glazed window to front, laminate flooring, spotlights to ceiling, radiator.



Bathroom/w.c. 12'11" x 8'7" (3.94m x 2.62m)



With 4 piece suite in white comprising double shower cubicle with Rainfall shower and hand shower, panelled bath with shower attachment, w.c. in sealed vanity unit, bowl style sink on oak vanity unit, part tiled walls, tiled floor, spotlights to ceiling, double glazed window to rear, curved upright radiator, extractor fan.





Front garden



Shingled area with few steps leading to main entrance.

Outside



Steps up to front garden area. Large enclosed garden to the rear comprising ornamental walling, good size lawn and exceptionally large storage shed with power and light which could lend itself to a gym/workshop or summer house.

Rear garden





Drone photograph



Services

Conservation Area

No

Flood Risk

River : Very low

Seas : Very low

Floor Area

947 ft 2 / 88 m 2

Plot size

0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

9 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

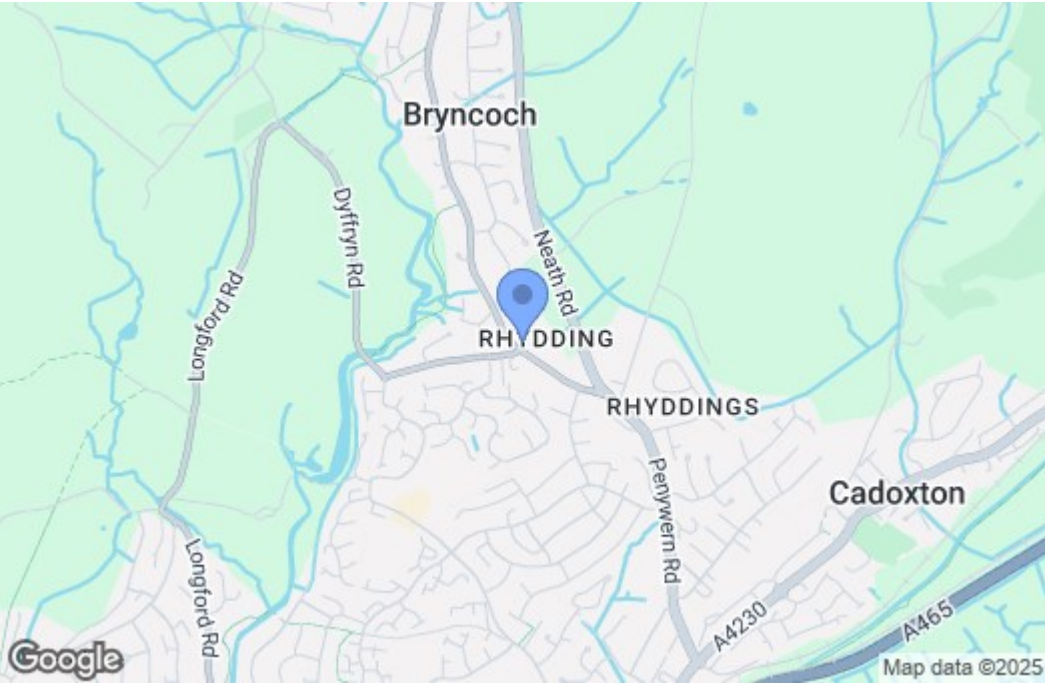
AGENTS NOTE

Council Tax Band C £2170

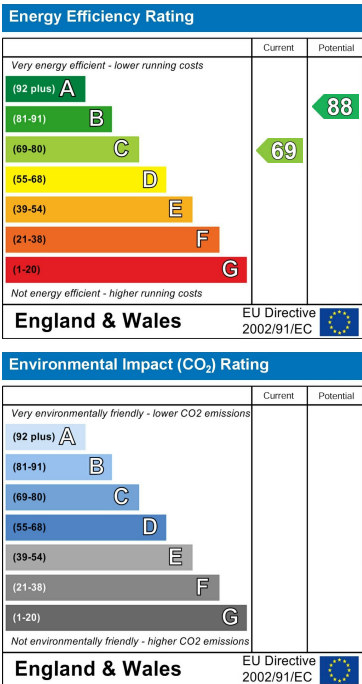
Floor Plan



Area Map



Energy Efficiency Graph



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