



**16 Y Berllan, Neath, SA11 3YH**  
**Offers In The Region Of £230,000**

This well-presented and generously sized four-bedroom property offers versatile living space, perfect for growing families or those who love to entertain. The heart of the home is a bright and open-plan lounge/kitchen/diner, seamlessly flowing into a charming sunroom — ideal for year-round relaxation. Downstairs, you'll find a modern bathroom complete with a separate shower, adding both convenience and comfort. Outside, the garden has been thoughtfully designed with low-maintenance Astro turf, patio and shingle areas, and a delightful summer house — perfect for outdoor living and entertaining.

Additional benefits include a private driveway for off-road parking and a layout that combines practicality with style.



## Main dwelling



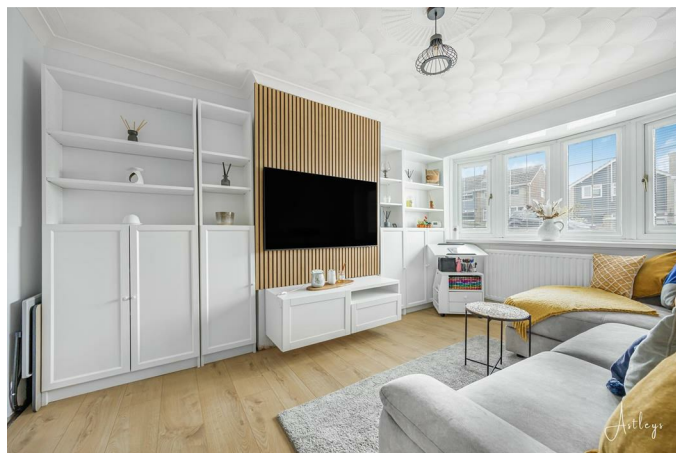
Composite front door into inner hallway.

## Entrance hall 13'9 x 6 (4.19m x 1.83m)



Storage cupboard under the stairs housing the boiler, laminate flooring, radiator.

## Lounge 12'8 x 10'1 (3.86m x 3.07m)



Through lounge/dining area and kitchen. The lounge has a bay window to the front, laminate floor, coving and radiator.



**Dining area 10'8 x 8'8 (3.25m x 2.64m)**



A continuation of the lounge area with laminate flooring and coving.

**Kitchen 12'5 x 10' (3.78m x 3.05m)**



A range of wood effect/cream base and wall units, with wood effect work tops, double sink with drainer and mixer taps, space for fridge/freezer, washing machine and dishwasher, breakfast bar, electric oven and induction hob, spotlights to the ceiling.

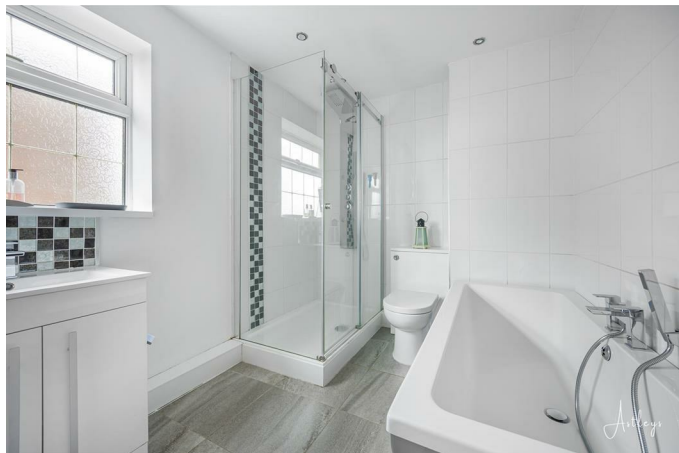


**Sun room 12'4 x 12'2 (3.76m x 3.71m)**



Laminate flooring, radiator and door to front and patio doors to the garden.

### Bathroom 10'7 x 7'3 (3.23m x 2.21m)



Tiled floor, partially tile walls, window to the side, white suite with panelled bath, separate shower, low level w/c, enclosed sink with mixer tap, spot lights to ceiling and radiator.

### Landing

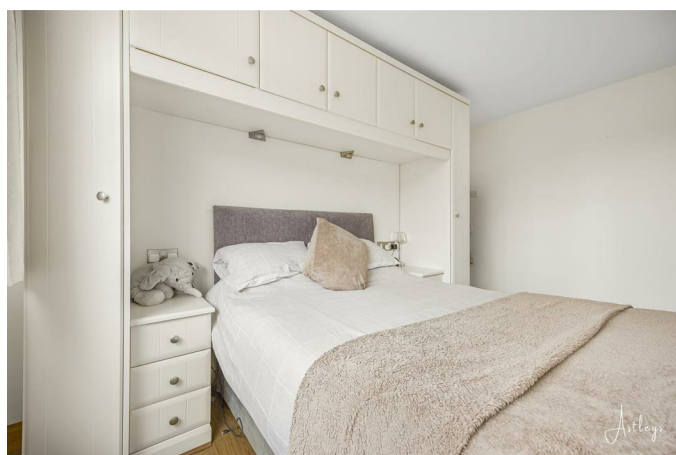


Window to the side.

### Bedroom 1 12'9 x 9'8 (3.89m x 2.95m)



Built in Wardrobes, laminate flooring, window to front and radiator.





**Bedroom 2 10'8 x 8'3 (3.25m x 2.51m)**



Fitted wardrobes, attic hatch, laminate flooring, storage cupboard, window to back and radiator.

**Bedroom 3 9'7 x 6'4 (2.92m x 1.93m)**



Built in wardrobes and storage cupboard, radiator and laminate floor, window to front.

**Bedroom 4 7'9 x 6'5 (2.36m x 1.96m)**



Laminate flooring, radiator and window to back.

**Garden**



Patio area with astro turf, summer house with wooden sleepers and shingle area.

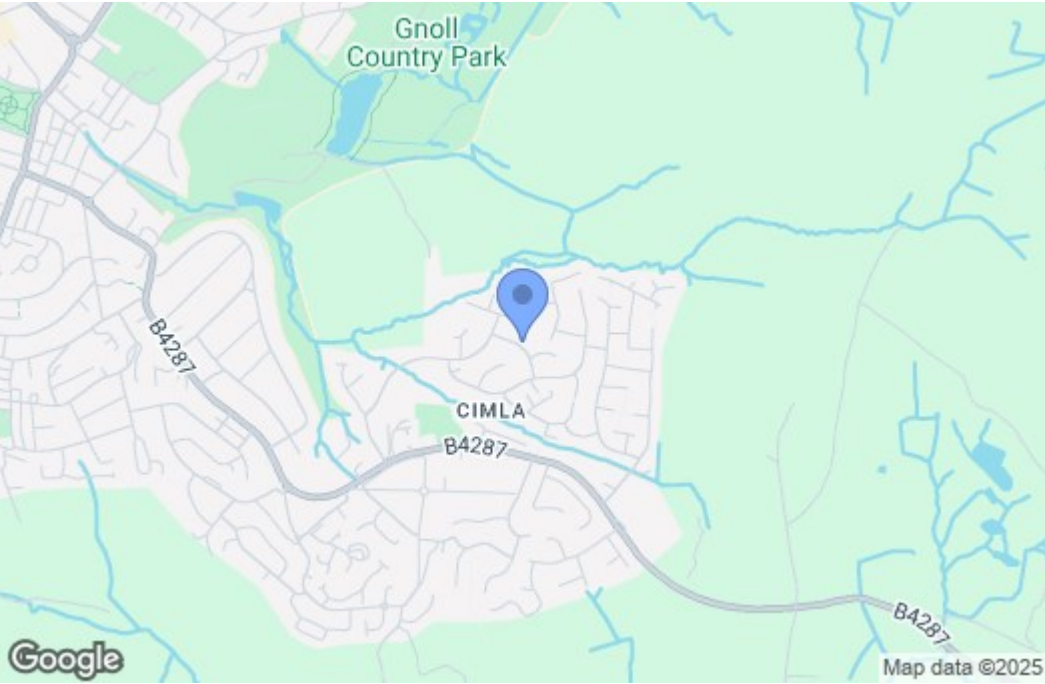


Drone

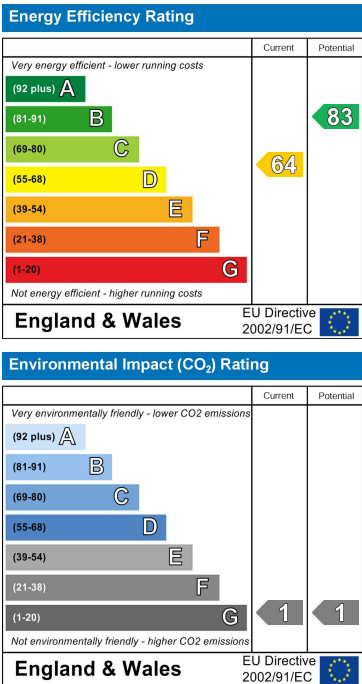


Floor Plan

Area Map



Energy Efficiency Graph



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