



## 15 The Sinnatts, Cwrt Herbert, Neath, SA10 7BY

**Price £207,500**

Situated in a quiet cul-de-sac, on a level location, this two-bedroom semi-detached bungalow is offered with no onward chain. The property features two well-proportioned bedrooms, a wet room, and a separate cloakroom, along with the convenience of off-road parking. There is an attractive enclosed garden with a shed, providing both privacy and practical outdoor storage.

Combining comfort and accessibility, this bungalow represents an excellent opportunity, and early viewing is highly recommended.



## Main Dwelling



Enter via PVC door into:

### Porch 5'11" x 4'9" (1.81 x 1.46)

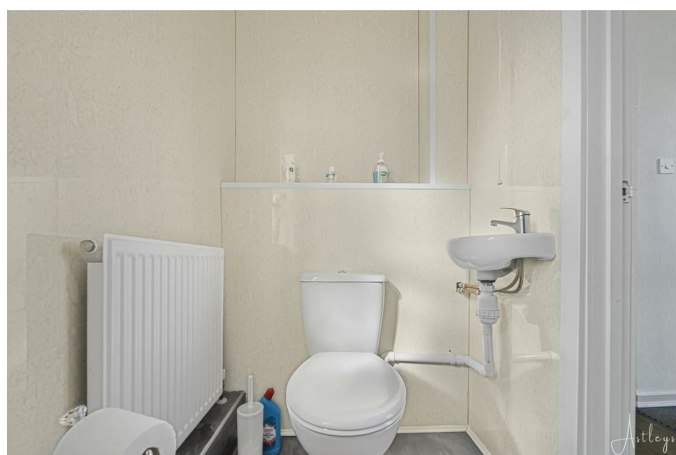


With laminate flooring, coved ceiling, radiator and door into:

## Cloakroom 3'10" x 5'10" (1.18 x 1.80)



Fitted with two piece suite in white to include low level wc, wash hand basin, laminate flooring, radiator and double glazed window to side.



**Dining room 10'2" x 13'0" (3.10 x 3.97)**



Spacious room with laminate flooring, coved ceiling, radiator and double glazed window to garden.



**Lounge 12'11" x 16'0" (3.94 x 4.88)**



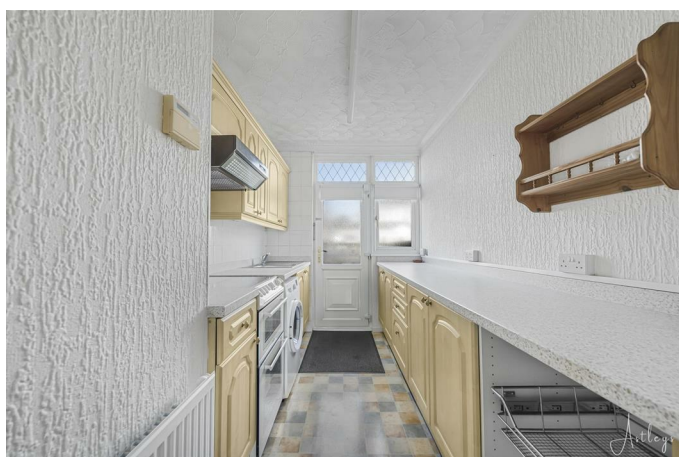
With two large double glazed windows to garden, radiator, gas fire (not tested) and coved ceiling, fitted carpets.



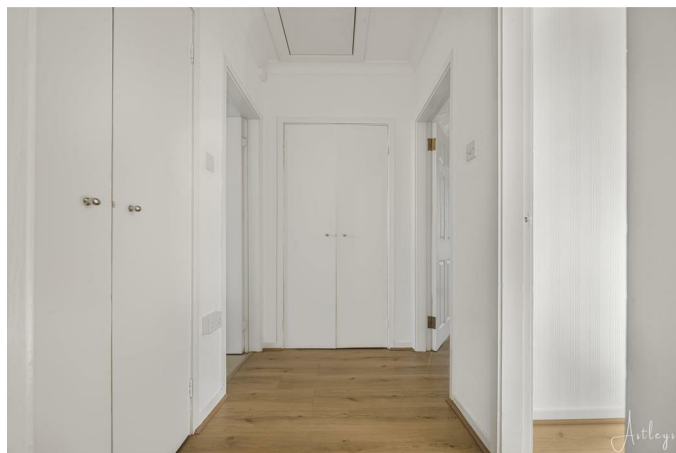
**Kitchen 6'10" x 13'10" (2.09 x 4.22)**



Fitted with base and wall units in beechwood colour with coordinating work surfaces to include; stainless steel sink and drainer, cushioned flooring, electric double oven with ceramic hob with cooker hood, fridge/freezer, washing machine, coved ceiling, part tiled walls, radiator and double glazed door and window.



**Inner hall 6'9" x 4'4" (2.08 x 1.34)**



Access to attic hatch with pull down ladder, with two storage cupboards, one housing electric and gas smart meters and storage space, second cupboard is an airing cupboard housing the combination boiler, with radiator and mains carbon monoxide alarm, space for condensing tumble drier.

**Bedroom one 12'11" x 10'10" (3.94 x 3.32)**



Double bedroom with laminate flooring, storage cupboard, coved ceiling and double glazed window overlooking the garden

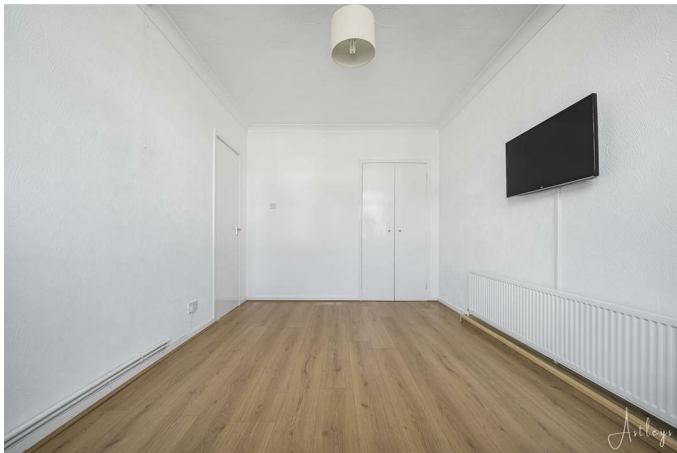




**Bedroom two 13'6" x 8'11" (4.14 x 2.73)**



Double bedroom with laminate flooring, coved ceiling, storage cupboard, radiator and double glazed window.



**Wet room 6'9" x 6'1" (2.07 x 1.87)**



With wc, pedestal wash hand basin, shower, anti-slip flooring, double glazed window and radiator.



**Garden**



**Bungalow**



**Drone photograph**



#### **Agents Notes**

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

11 Mbps

Superfast

80 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

#### **Agents Notes**

Conservation Area : No

Flood Risk

River : Low

Seas : Very low

#### **Agents Notes**

Local Authority: Neath Port Talbot

Council Tax Band: C

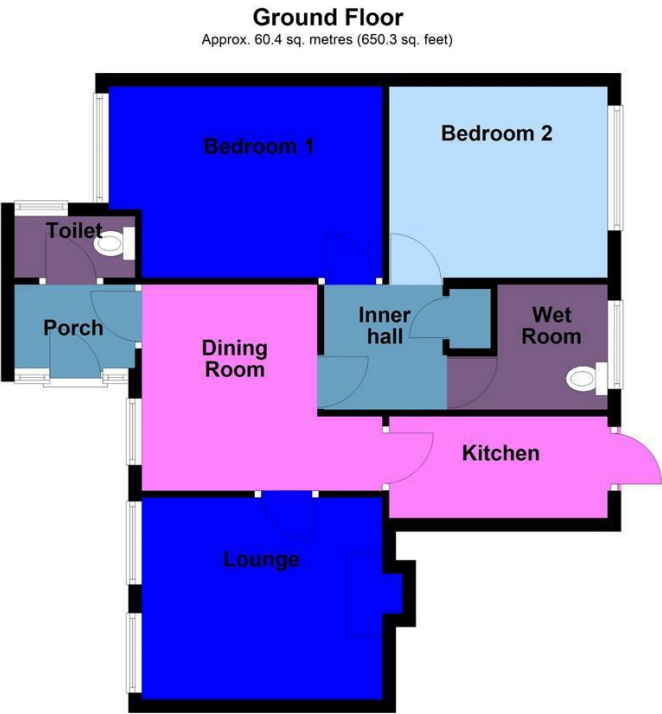
Annual Price: £2,170

#### **Agents Note**

Rear of bungalow with parking is on the roadside.

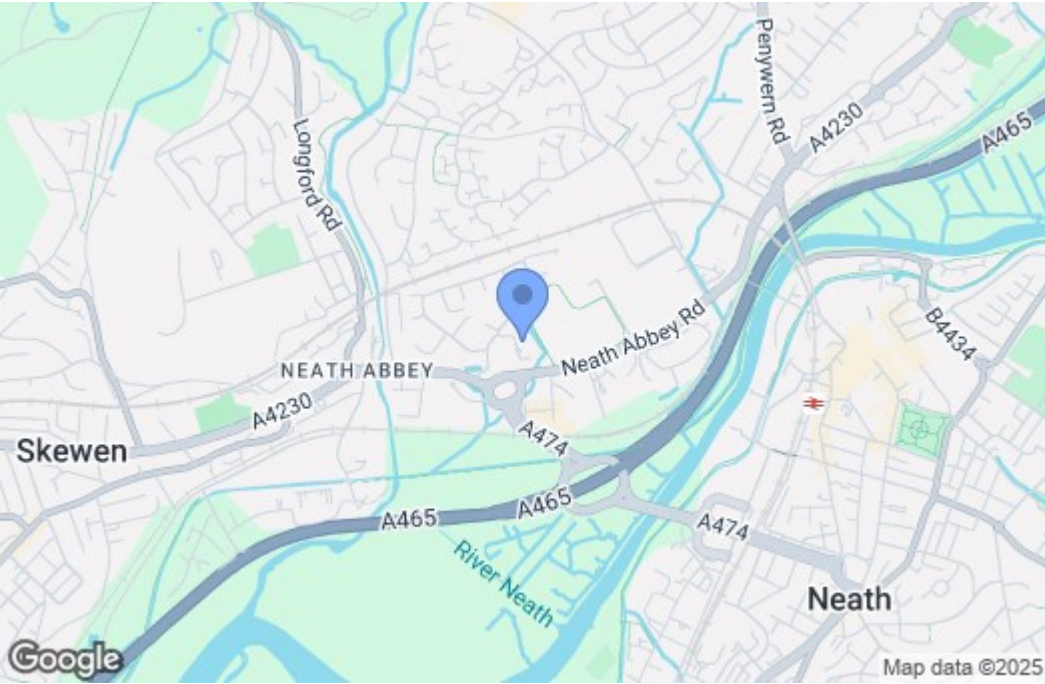


Floor Plan

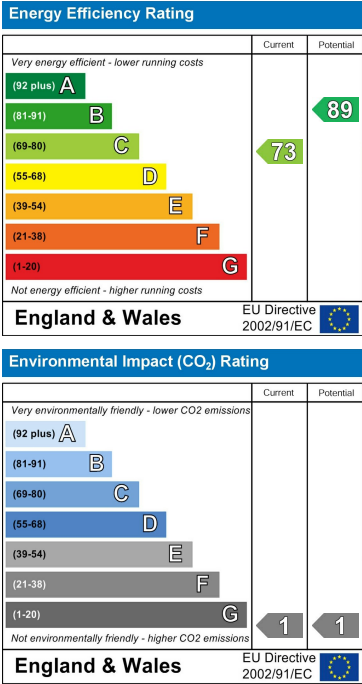


Total area: approx. 60.4 sq. metres (650.3 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.