



35 Ffrwd Vale, Neath, SA10 7EN

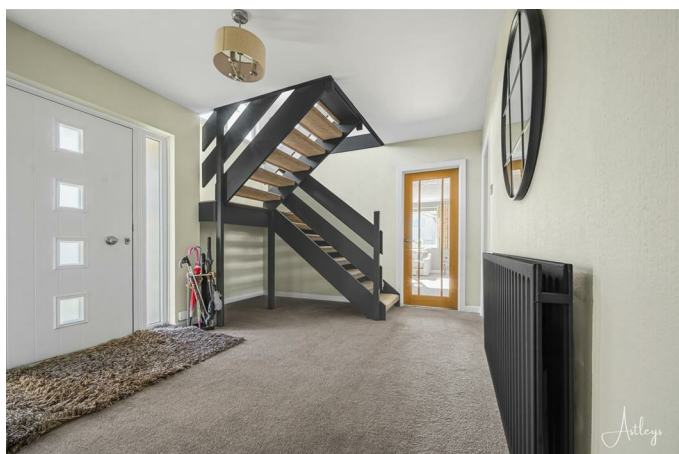
Offers In The Region Of £569,950

Nestled in the sought-after area of Ffrwd Vale, Neath, this stunning detached family home offers an exceptional blend of space, style, and versatility. Boasting four generously sized double bedrooms, including a magnificent main suite with a luxurious en-suite bathroom and a private balcony, this property is perfect for those seeking both comfort and elegance. At the heart of the home is a bespoke kitchen, complete with high-end branded appliances and elegant beveled edged worktops, designed for both functionality and aesthetics. This culinary haven is ideal for family gatherings and entertaining guests. Adding to its appeal, the property features a self-contained section with its own kitchen and lounge, providing an ideal space for extended family or guests. Additionally, there is potential to convert an adjoining room into a double bedroom, further enhancing its versatility. The wrap-around garden offers a tranquil outdoor retreat, with ample space for relaxation and recreation. A man cave at the rear of the property includes a built-in bar, while part of the space is sectioned off for a beauty treatment room, with additional storage available. With its beautifully presented interiors, spacious living areas, and multi-functional spaces, this home is truly a rare find. Viewing is highly recommended to fully appreciate everything this exceptional property has to offer

Main dwelling



Entrance hallway 12'55 x 9'93 (3.66m x 2.74m)



Step into a beautiful entrance featuring elegant stairs leading to the first floor. The space is adorned with oak veneer doors and bathed in abundant natural light, creating a warm and inviting atmosphere.

Cloakroom 680 x 4'13 (207.26m x 1.22m)



Pedestal wash hand basin, low level WC, part tiled to walls, cushion flooring, window to side and radiator.

Lounge 17'7 x 11'80 (5.36m x 3.35m)



As you enter, you are welcomed by a lovely spacious room that is bathed in natural light, thanks to the numerous windows that adorn the space. This inviting area seamlessly flows into the dining room, creating an open and airy atmosphere that is perfect for both entertaining guests and enjoying quiet family meals.



Dining room 12'8 x 9'9 (3.86m x 2.97m)



The dining room seamlessly opens into the bespoke kitchen area, creating a spacious, open-plan layout, with window to side and radiator.



Kitchen 17'6 x 14'1 (5.33m x 4.29m)



The bespoke kitchen is a modern culinary haven featuring sleek grey units with chrome and cupped handles. At its heart lies a center island with bevelled edge worktops, equipped with wicker vegetable storage compartments, while a 6-hob range-style cooker with an overhead hood serves as a focal point. The space offers ample storage with two walk-in ladder cupboards and a dedicated coat and boot cupboard. An integral fridge freezer, dishwasher, range style cooker and Quooker tap add convenience, while underlights, kickboard lights, and underfloor heating create a welcoming ambiance. Modern touches such as chrome sockets with USB ports, a barn-style UPVC door to the rear, two well-placed windows, a wall slimline radiator, and a housed gas boiler further enhance the functionality and style of this exceptional kitchen.





Sitting room 14'6 x 14'6 (4.42m x 4.42m)



This versatile space is ideal for additional accommodation. It comes complete with its own kitchen and lounge area, while the adjacent gym room could easily be converted into a comfortable bedroom, making it perfect for extended family living or as an annex, also to add to the touches there is a log burner for those cozy nights by the fire.



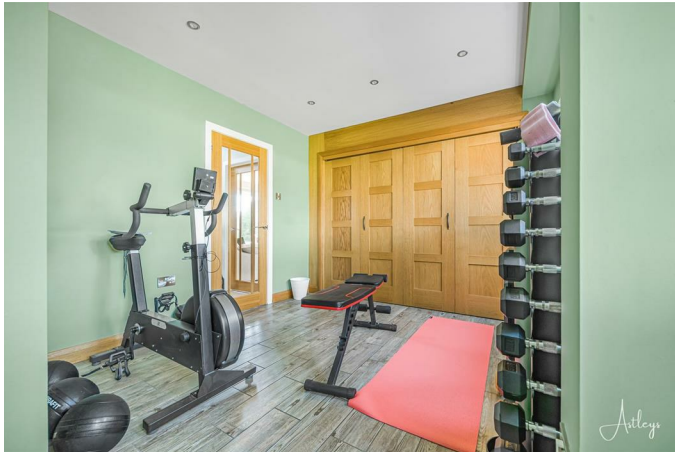
Second kitchen 9'77 x 6'9 (2.74m x 2.06m)



Step into a modern fitted kitchen in a stylish light grey finish. It features an electric hob and oven paired with an extractor hood, complemented by cupped handles on the cabinetry. The sink drainer with mixer taps adds to the functionality, while brick glass-style tiles enhance the area above the work surfaces. Chrome pull-out drawers offer convenient storage, and tiled flooring creates a sleek, contemporary look. A rear window and access door to the garden provide ample natural light and seamless indoor-outdoor connectivity.



Bedroom five/gym/utility 12'02 x 9'83 (3.71m x 2.74m)



Currently used as a gym and utility room, this versatile space could easily be converted into a bedroom, creating a private annex within the home—perfect for extended family living. It features tiled flooring, oak veneer triple doors leading to a dedicated utility area, and a rear access window and door that open onto the sun canopy, providing seamless indoor-outdoor flow.



Landing 13'4 x 11'8 (4.06m x 3.56m)

Spacious landing with double oak veneer storage cupboards and a large window to the front.

Stairway



Main bedroom 22'34 x 13'88 narrowing to 12'3 (6.71m x 3.96m narrowing to 3.73m)



This beautiful, spacious bedroom boasts its own balcony, a generous walk-in wardrobe, and an elegant en-suite bathroom, creating a luxurious personal retreat.



Balcony





En-suite 8'37 x 5'74 (2.44m x 1.52m)



Experience luxury in this beautifully designed bathroom. It features a stone deep slipper-style bath with a built-in leg rest for unparalleled comfort, complemented by integrated shower attachments. A chic vanity with a wash hand basin and a low-level WC enhances the space, which is fully tiled on walls and flooring. A wall-mounted radiator ensures efficient heating, while ceiling spotlights with dimmer switches allow you to set the perfect ambiance.



Walk-in wardrobe 13'87 x 4;52 (3.96m x 1.22m;15.85m)

This spacious walk-in wardrobe offers ample storage with plenty of shelving and generous clothes hanging space, complemented by a full-length mirror for a complete dressing experience.

Bedroom two 15'10'4'2 (4.83m'1.27m)



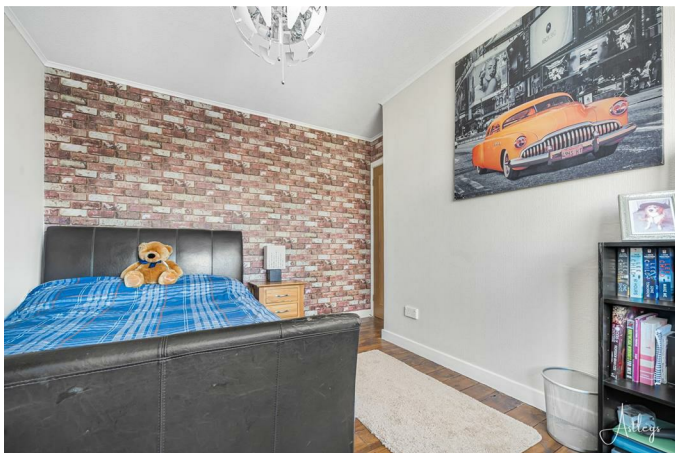
This spacious double room features a range of floor-to-ceiling fitted wardrobes, providing ample storage. Dual-aspect windows to the front and side allow for plenty of natural light, while a radiator ensures year-round comfort.



Bedroom three 11'51 x 8'95 (3.35m x 2.44m)



Double room exposed floorboards, window to rear and radiator.



Bedroom four 10'46 x 10'93 (3.05m x 3.05m)



Double room with a range of sliding floor to ceiling wardrobes, window to front and radiator.



This modern fitted suite features a luxurious double waterfall shower, fully tiled on walls and floor with a striking mosaic feature border. A sleek vanity with a wash hand basin and matching wall units is paired with an innovative vanity mirror equipped with WiFi, music playback, and soft-touch lighting. The suite also includes a housed WC, dimmer switch for lighting control, wall-mounted radiator, and a rear window.



Rear garden



This stunning wrap-around garden sits on a generous plot, beautifully landscaped with mature trees, flowering plants, and lush bushes that create a serene and private outdoor retreat. The level, enclosed space features multiple patio areas, perfect for relaxation and entertaining, along with a large overhead sun canopy for shade. At the bottom of the garden, a versatile man cave offers a unique space, partially used as a beauty parlour, with additional storage and a built-in bar—ideal for social gatherings. The property also benefits from off-road parking to the side, adding convenience to this peaceful and private haven.





Front garden



Off road parking to side for two vehicles.

Mancave



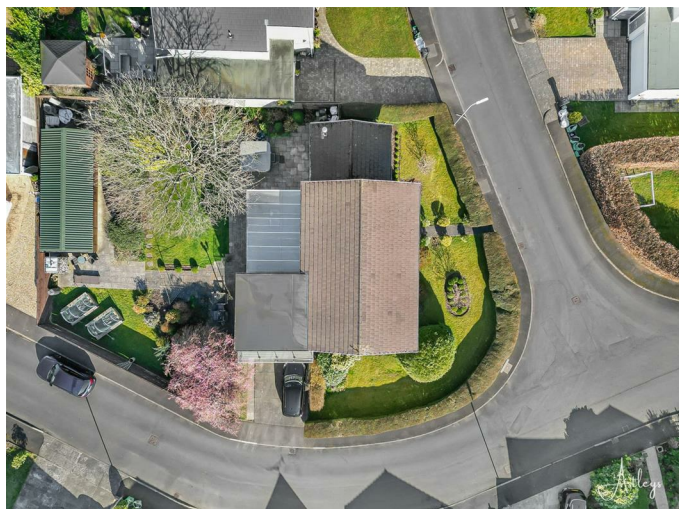
Beauty room



Front view



Ariel view



Superfast;41 Mbps
Ultrafast;1000 Mbps
Satellite / Fibre TV Availability/BT/Sky

Ariel view



Council tax

Neath Port Talbot
Council Tax Band: F
Annual Price: £3,295 (min)

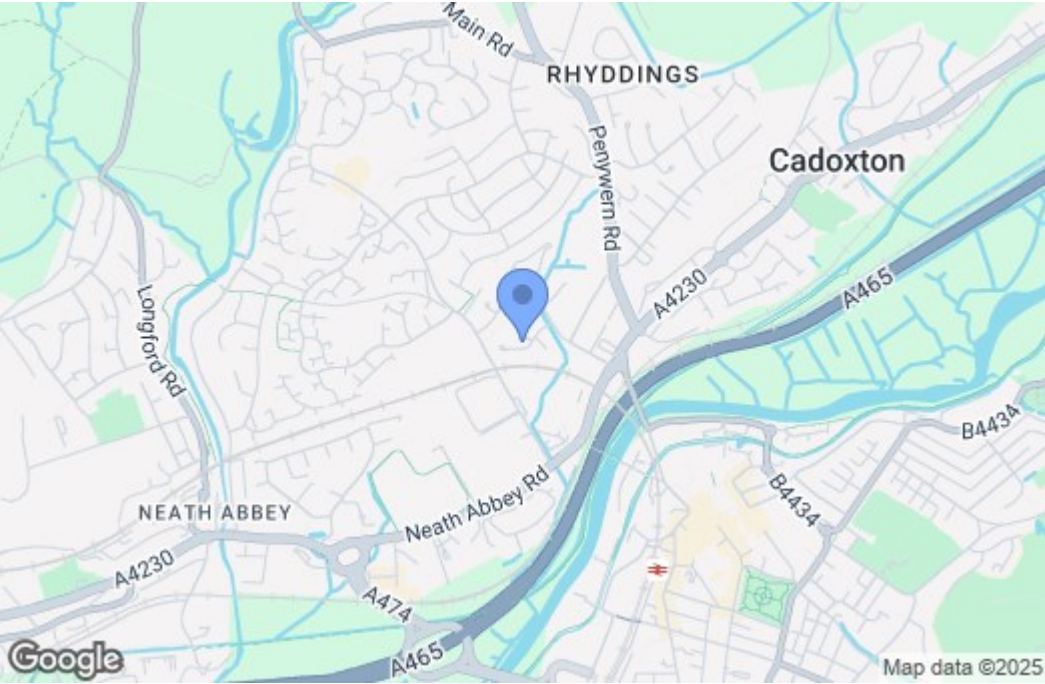
Services

Conservation Area ;No
Floor Area; 2,281 ft 2 / 212 m 2
Plot size;0.20 acres
Mobile coverage;EE/Vodafone/Three/O2
Broadband
Basic; 14 Mbps

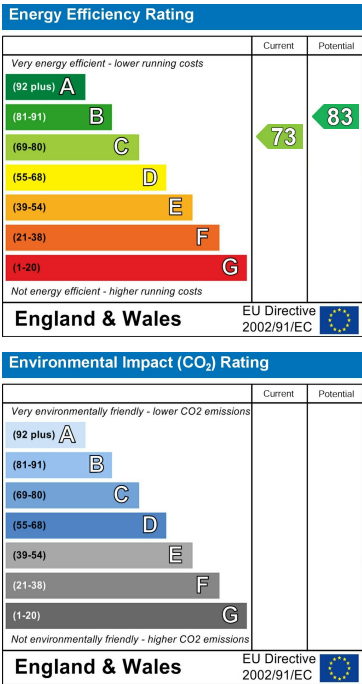
Floor Plan



Area Map



Energy Efficiency Graph



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