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1 Gelli Aur
Neath
SA10 7PN

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Asking price **£299,000**

A deceptively spacious and beautifully presented three double bedroom detached family home, nestled on a corner plot within a quiet residential area of Bryncoch.

An immaculately presented detached family home

Positioned on a corner plot within a quiet residential area

Located on the periphery of the sought after village of Bryncoch

Within walking distance to local amenities and reputable schools

Corner plot position

Desirable open plan family living space

Three double sized bedrooms

Beautiful landscaped gardens

Off road parking and attached single garage





Proudly positioned on a corner plot of a quiet cul-de-sac, in a peaceful residential area of Bryncoch, is this immaculately presented three bedroom detached family home. In summary, the property has undergone significant internal reconfiguration by the current vendors, now benefiting from the desirable and contemporary open plan ground floor living space. The property boasts three double bedrooms to the first floor, each tastefully decorated and benefitting from built in storage. The outside space is equally as immaculate as the internal presentation. Positioned on a good sized corner plot, the property boasts beautiful landscaped front and rear gardens, with a driveway providing off road parking and leading to an attached single garage.

The property is entered via a modern composite door, flanked by an obscure glazed full height window into an inviting entrance hallway.

The hallway features original bloc parquet wood flooring, preserved for many years beneath fitted carpet and now reclaimed and treated.

The one doorway off the hallway leads into the impressive kitchen/dining/living area, with porcelain high gloss tiled flooring.

The kitchen has been fitted with a matching range of contemporary base and wall mounted units, with a solid wood butchers block worksurface over. It features a fitted ceramic sink unit positioned below a large window, an integrated dishwasher, integrated electric oven with a five burner gas hob above, modern extractor hood and offers space for an American style fridge/freezer. Within the living/dining space, there is a continuation of the same flooring as the kitchen, with a rear extension area accommodating a large dining table and chairs.

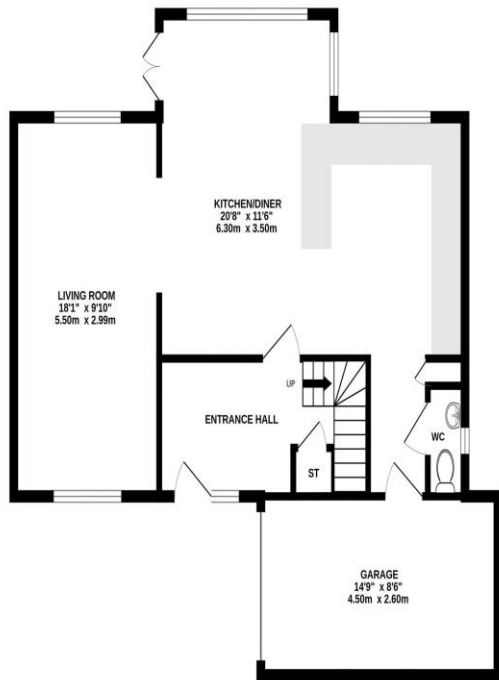
Windows on the rear wall allow for light and views of the garden, with a pedestrian door to the side providing convenient access into the garden. The family lounge is open plan off the living/dining area. The room retains some individuality from the remaining open plan ground floor, with its original, restored bloc parquet flooring. The room features a modern wood burning stove, set on a slate hearth with wooden beamed mantle and large windows to both the front and rear elevations, flooding the area with natural light.

A side hallway leading from the kitchen provides access to a useful pantry storage cupboard, a convenient cloakroom and a doorway into the attached garage. The garage benefits from a solid concrete floor, power supply, an electric roller shutter door, fitted storage units with a stainless steel sink and has a pedestrian door to the rear, providing access to the garden.

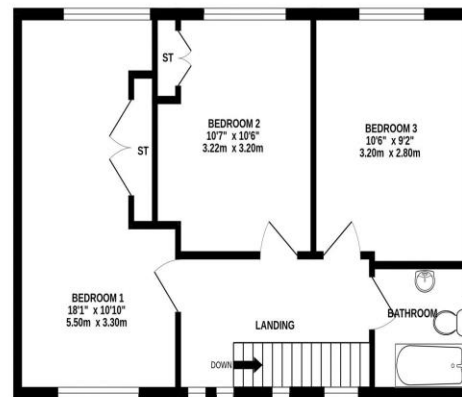
To the first floor, the stairs and landing have been fitted with patterned carpet, with the landing further benefitting from four obscure glazed windows to the front. The landing provides access to all three double bedrooms and the family bathroom. Bedroom one is a generous sized bedroom, extending the entire width of the property. It features dual aspect windows to both the front and rear, fitted carpet flooring and offers a recess area for storage, cleverly hidden from view behind free hanging curtains. Bedrooms two and three are comfortable sized double bedrooms, each benefitting from fitted carpet flooring, built in wardrobe storage and large windows to the rear. All three bedrooms share access to the well appointed family bathroom, fitted with a contemporary white three piece suite. The bathroom has full height tiling to all walls and benefits from a rainfall over bath shower, a wall mounted towel rail, an obscure glazed window to the side and tiled flooring.

Outside to the front of the property, a large landscaped garden is mainly laid to lawn, with an abundance of mixed plant and shrub borders to the side. The garden is enclosed by a half height brick wall and a set of wrought iron double gates. The gates provide access onto the driveway area, providing off road parking ahead of the carport shelter and garage. A pathway leads from the carport area, around the side of the property and into the rear garden. The rear garden area has been landscaped to create three useful tiers to enjoy. There is a level concrete area that is a continuation of the pathway, widening to offer a BBQ cooking station to one side and a useful storage area to the other. The second tier is accessed via paved steps and is a level lawned space. To the very rear, two slight paved steps lead up to a patio area. The garden is secure and enclosed to all sides with feather edge wood fencing, gateways and mature hedgerow borders.

GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1295 sq.ft. (120.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

SAT NAV USERS SA10 7PN

Tenure

Freehold

Services

All Mains Services
Council Tax Band E
EPC Rating C

Viewing strictly by
appointment through
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Energy performance certificate (EPC)

Energy rating	C	Valid until	31 May 2026
Display code		Display code	100 000 000 000 000

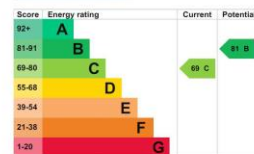
Property type: Detached house
Total floor area: 113 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can view [guidance for landlords on the rules and exemptions](#) (http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/344444/landlord-guide.pdf)

Energy rating and score

This property's energy rating is C. It has the potential to be B.
See [how to improve this property's energy efficiency](#)



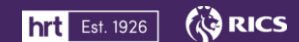
The graph shows this property's current and potential energy rating.
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
• The average energy rating is D
• The average energy score is 60

Breakdown of property's energy performance

English | [Glossary](#)

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

