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8 Village Close
Bryncoch
Neath
SA10 7TE

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Asking price **£315,000**

Situated in a quiet residential area within the sought after village of Bryncoch, is this deceptively spacious and lovingly maintained four/five bedroom detached dormer bungalow, which is being sold with no ongoing chain.

A lovingly maintained detached dormer bungalow

Situated within Bryncoch, a highly sought after area of Neath

Beautiful views to the rear

Within walking distance to local Primary schools, park, amenities and shops

Versatile accommodation for a large or growing family

Four/five double sized bedrooms

Ground floor shower room and first floor bathroom

Driveway off road parking plus garage

Good sized front and rear gardens

Viewing is highly recommended





Offering enviable rear views and positioned within a quiet cul-de-sac in a popular residential area of Bryncoch, is this spacious family home offering versatile accommodation for a large or growing family.

The property is entered via an aluminium framed and obscure glazed sliding porch door, through to a UPVC internal door, into a light and inviting entrance hallway. The hallway has fitted carpet laid, a staircase to one side featuring wrought iron balustrades and doorways leading to the lounge, kitchen, ground floor shower room and two ground floor bedrooms.

The L-shaped lounge/diner is located to the rear of the property and is flooded with natural light from a set of large sliding patio doors, providing access and views to the garden.

The room has fitted carpet flooring and features a pearl stone marble gas fireplace to one wall.

The dining area is a well proportioned space that can comfortably house a large dining table and chairs. There is a continuation of the same fitted carpet as the lounge, with a doorway to one side providing access to the kitchen and a set of UPVC French doors giving access into the conservatory extension.

The conservatory is of UPVC construction with windows to all sides, tiled flooring and a pitched glazed roof. The kitchen has been fitted with a matching range of solid wood base and wall mounted units, with a laminated worksurface over.

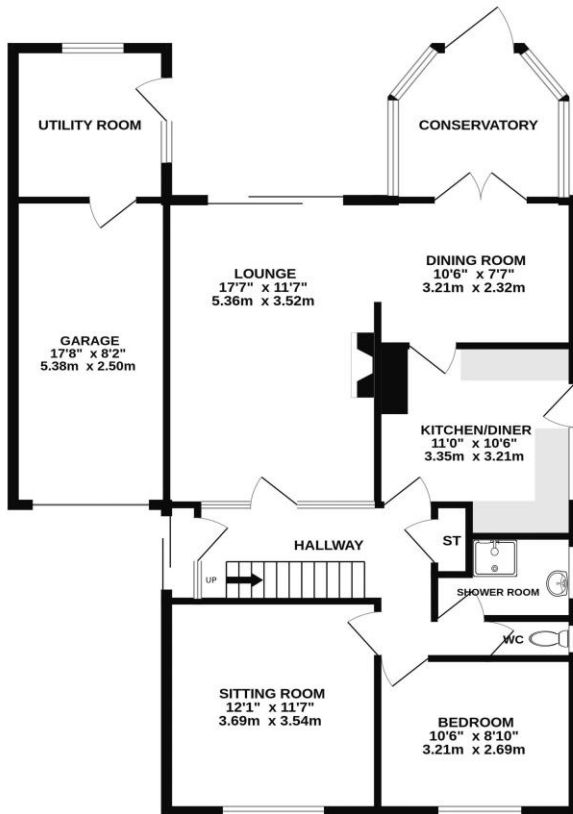
There is a window to the side positioned above the sink unit and a pedestrian door to the side allowing for access to the garden. The kitchen further offers an integrated electric oven with a four burner gas hob, tiled flooring and tiling to all walls. A second door off the kitchen leads back through into the central hallway, with access to a useful cloaks storage cupboard.

To the front of the property, the hallway provides access to the two ground floor bedrooms, the shower room and separate WC. One of the front bedrooms is currently being used as a secondary reception room, with a large window to the front, fitted carpet flooring and features a focal electric feature fireplace to one wall. The remaining bedroom on the ground floor is a comfortable sized double bedroom with fitted carpet flooring and a large window to the front. Both bedrooms share the use of the ground floor shower room and separate WC. The shower room has been fitted with a single shower cubicle with a glazed screen and a pedestal wash hand basin. There is an obscure glazed window to the side, tiling to all walls and wood effect vinyl flooring laid. The separate WC further benefits from an obscure glazed window to the side, full tiling to walls and vinyl fitted flooring.

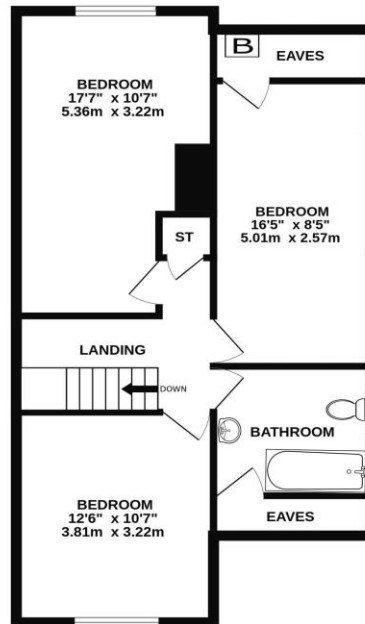
The first floor, the landing gives access to three large double bedrooms, a useful airing storage cupboard and the family bathroom. Bedroom one is an impressive sized double bedroom with a large window to the rear, flooring the room with natural light and providing enviable far ranging views. The room features fitted carpet flooring with a useful alcove space to one wall, perfect for positioning free standing wardrobe furniture. Bedroom two is located to the side of the property. This is another generous sized double bedroom with a window to the side providing partial far ranging views, fitted carpet flooring and a small doorway to one end providing access into eaves storage where the modern gas combination boiler is fitted. The third good sized double bedroom is located to the front and offers fitted carpet flooring and a large window overlooking the quiet street and garden. All the bedrooms share use of the family bathroom, fitted with a three piece suite comprising; panel bath, low level WC and a vanity wash hand basin. The room has fitted carpet flooring, an obscure glazed window to the side and offers a small doorway into eaves storage.

Outside to the front of the property, a beautifully maintained lawn garden sets the property back from the roadside. The lawned area is bordered by mature shrub, plant and flower borders to three sides, with a brick pavia driveway running adjacent to the garden and property to the forth side. Ahead of the driveway is a detached single garage with a traditional up and over garage door. A pathway leads around the property to a side archway and gate, providing access to the enclosed rear garden. The rear garden is another large and beautifully maintained area, with a generous paved patio section and a gentle sloped lawned section. The garden is bordered by an array of mature hedgerow and planted with flowers and shrubs. A pedestrian door leads off from the patio area into the rear extension of the garage, which has been utilized as a utility space, with power supply and plumbing for white goods.

GROUND FLOOR
1049 sq.ft. (97.4 sq.m.) approx.



1ST FLOOR
611 sq.ft. (56.7 sq.m.) approx.





Directions

SATNAV USERS: SA10 7TE

Tenure

Freehold

Services

All mains services
Council Tax Band E
EPC Rating

Viewing strictly by
appointment through
Herbert R Thomas

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**AWAITING
EPC**

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