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90 Bryncatwg
Cadoxton, Neath, Neath
Port Talbot, SA10 8BH

90 Bryncatwg

Offers In the Region of **£265,000**

A superbly refurbished three bedroom semi detached family home, situated within the sought after Bryn Catwg development of Cadoxton.

A fully refurbished family home

Available to purchase with no ongoing chain

Stylish presentation throughout

Positioned on a generous corner plot

Situated within a sought after residential area

Within walking distance to local amenities and reputable schools

An ideal purchase for a first time buyer

Desirable open plan kitchen/dining/living to the rear, with separate utility room

Driveway off road parking with scope to create more

Level rear garden and garage





An immaculately presented and fully refurbished semi detached family home, positioned on a generous corner plot within the peaceful residential area of Bryn Catwg.

The property is entered via a composite and glazed panel door into a light and inviting entrance hallway. The entrance hallway features herringbone laminate wood flooring, a staircase with fitted carpet and glazed balustrades and provides access to the front reception room and rear kitchen/dining/living area.

The lounge to the front benefits from a continuation of the same herringbone laminate wood flooring as the hallway, a central focal feature electric stove fireplace with wooden surround and a large glazed window to the front, flooding the room with natural light.

The kitchen/dining/living area makes an ideal place to entertain or have the family gather. The area extends fully across with full width of the property, with a side extension leading off into a separate utility room. It has a continuation of the same flooring as the hallway and features built in surround sound technology, recessed spotlights, a set of french patio doors to one side, with a further window within the kitchen area. The kitchen has been fitted with a matching range of contemporary base and wall mounted units, with a solid granite worksurface over. It offers an integrated fridge/freezer, integrated dishwasher, integrated electric oven with a four burner gas hob over and a ceramic

Belfast sink unit with with neck mixer tap. The utility room now provides space and plumbing for a washing machine, benefits from matching fitted base units as the main kitchen, features a stainless steel sink unit and houses the modern Worcester gas combination boiler. A pedestrian door to the side of the room allows for convenient access to the rear garden and driveway.

To the first floor, the impressive sized landing has a continuation of the same fitted carpet as the stairs, with a large side window allowing for an abundance of light and provides access to all three bedrooms, a storage cupboard and the family bathroom. Bedroom one is a large double bedroom located to the front of the property. It features a hard wired air conditioning unit to one wall, floor to ceiling built in wardrobe storage, laminate wood flooring and a large window to the front. Bedroom two is another generous double sized bedroom, located to the rear of the property. The room has a continuation of the same fitted carpet flooring as the landing and a window to the rear enjoys far ranging views. Bedroom three is a well proportioned single bedroom, with a window to the side and laminate wood flooring.

All the bedroom share the use of the family bathroom. This stylish bathroom has been fitted with a contemporary white four piece suite comprising; double shower cubicle with an independent rainfall shower head and glazed shower screen, low level WC, a floating marble sink unit with overhead wall

mounted LED mirror and a free standing bath, with a built in smart TV integrated into the wall. The room further features matt black fixtures, porcelain marbled tiles to both the floor and walls, with an obscured glazed window to the rear.

Outside, the property is positioned on a generous corner plot with the frontage being mainly laid to lawn. A central pathway has been created to allow for convenient access to the front door from the curb side. The lawn has been recently re-seeded to encourage further growth. To the side of the property, a paved driveway allows for off road parking for two vehicles ahead of the detached single garage. To the rear, the level garden is mainly laid to lawn, with a raised wooden decked patio area and a pathway leading around the garage. The garden has feather edge wood fencing to both sides and features a raised flower bed planted with an array of mixed plants and flowers.





Directions

SATNAV USERS: SA10 8BH

Tenure

Freehold

Services

All mains services
Council Tax Band C
EPC Rating N/A

Viewing strictly by
appointment through
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EPC**

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