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155 Main Road
Bryncoch
Neath
SA10 7TR

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Offers In the region of **£275,000**

Centrally situated in a sought after area within the popular village of Bryncoch, is this deceptively spacious and lovingly maintained three bedroom bay fronted semi-detached family home.

A traditional bay fronted circa 1950s semi-detached property

Available to purchase with no ongoing chain

Located within the well regarded and sought after village of Bryncoch

Within walking distance to reputable primary schools, local amenities and woodland walks

Two good sized reception rooms plus an open plan kitchen/diner

Three bedrooms to the first floor

Modern gas combination boiler fitted and UPVC double glazing throughout

New fibre glass roof over ground floor extension

Private enclosed rear garden

Driveway off road parking and garage





Available to purchase with no on-going chain, is this beautifully maintained and extended semi-detached family home. Situated within the highly sought after village of Bryncoch, the property boasts period charm and spacious accommodation, along with immaculate landscaped gardens, driveway off road parking and garage. The property is centrally positioned within the village providing convenient access to local reputable primary schools, countryside walks, village shops and is a short distance from all the amenities within Neath Town Centre.

The property has been owned by the same vendors for over sixty years and has extended to the ground floor to create generous and flexible living accommodation. Retaining many original features expected with a circa 1950's build, the property offers potential buyers the opportunity to modernise and improve to create their ideal family home.

The property is entered via a UPVC and stained glass panel door, flanked by UPVC double glazed windows into the entrance hallway, with fitted carpet flooring continuing throughout and up the fixed staircase, with doorways leading to the front lounge reception and kitchen/dining room.

The lounge is a large and inviting reception room featuring a UPVC double glazed bay window to the front, fitted carpet flooring, obscure glazed sliding doors to the rear and a bespoke solid stone feature fireplace continuing along one side of the room, with alcove display shelving and an electric fire set upon a marble hearth.

Beyond the glazed sliding doors to the rear of the lounge is the second reception room. Formerly the dining room, the area now lends itself to become a large sitting room, with a rear extension benefitting from fitted carpet flooring and UPVC sliding patio doors providing light, access and views onto the garden.

The full rear extension has recently had a new fibre glass roof installed. A doorway to the side of the second reception room leads through into the kitchen/dining room. Within the dining area, the room features fitted carpet flooring , a UPVC double glazed window to the side, access to a pantry style storage cupboard and benefits from a focal feature gas fireplace to one wall. The room continues off the dining area into the kitchen, which has been fitted with a matching range of base and wall mounted units, with a wood effect laminated worksurface over. It offers space for four appliances, an eye level built in electric oven and grill, four burner electric induction hob and a stainless steel sink unit positioned below a large UPVC double glazed window to the rear.

There is a further smaller UPVC double glazed window to the side, splash-back tiling and patterned tiled flooring.

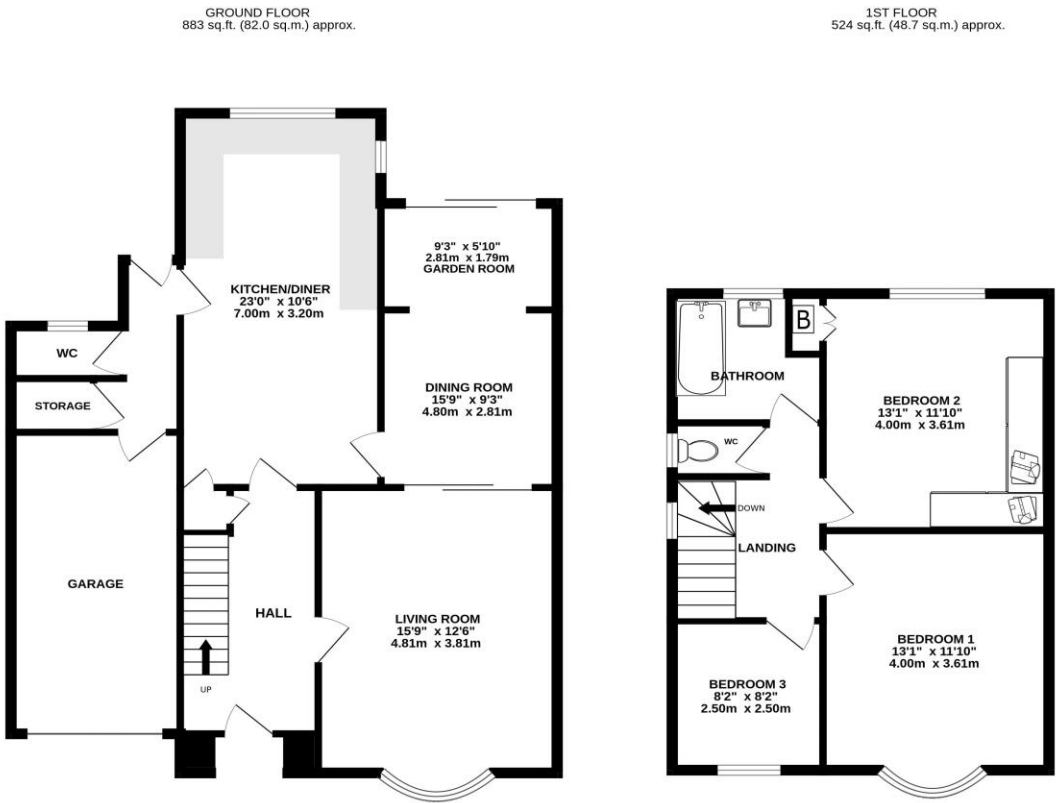
A doorway to the side of the kitchen leads through into a lean-to area, giving access to the useful outdoor toilet, a storage area and the pedestrian door into the attached single garage. The garage benefits from power, lighting and features a traditional up and over garage door to the front.

To the first floor, the landing gives access to all three bedrooms, a separate toilet and the family bathroom. Bedroom one is located to the front of the property and is large double bedroom featuring fitted carpet flooring, with a UPVC double glazed bay window to the front, providing far ranging scenic views. Bedroom two is another generous double sized bedroom featuring a range of contemporary fitted wardrobe units, fitted carpet flooring, access to an airing storage cupboard housing the Worcester gas combination boiler and a UPVC double glazed window to the rear, enjoying views of the garden. Bedroom three is a well-proportioned single bedroom located to the front of the property. The room has a UPVC double glazed window to the front, enjoying the same views as bedroom one, benefits from fitted carpet flooring and has shelving storage over the bulk head of the stairs. All the rooms share the use of the family bathroom and separate toilet.

The bathroom has been fitted with a coloured panel bath with over bath shower, a white vanity wash hand basin with cupboard storage below and a wall mounted chrome towel rail. There is full tiling surrounding the bath area, half height tiling to remaining walls, fitted carpet flooring, wall mounted cabinets and a UPVC double glazed window to the rear.

Externally the property is positioned on a generous plot, with a driveway and lawned garden to the front. The driveway is positioned behind a set of painted wrought iron double gates and provides off road parking for one vehicle ahead of the garage. Additional parking for visitors is provided via a layby located just outside the property boundary (no designated space guaranteed) and the lawned garden is enclosed by a half height brick wall and mature hedgerow.

The rear garden features a level paved patio area, bordered by tall brick built walls to either side and a central paved meandering pathway leading to the rear area of the garden. The main garden area is mainly laid to lawn, offering an abundance of mature plants and shrubs. As the boundaries close to a point at the rear, there is an area situated behind the timber shed that would make an ideal allotment space.



TOTAL FLOOR AREA : 1407 sq.ft. (130.7 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 7TR

Tenure

Freehold

Services

All Mains Services
Council Tax Band D
EPC Rating C

Viewing strictly by
appointment through
Herbert R Thomas

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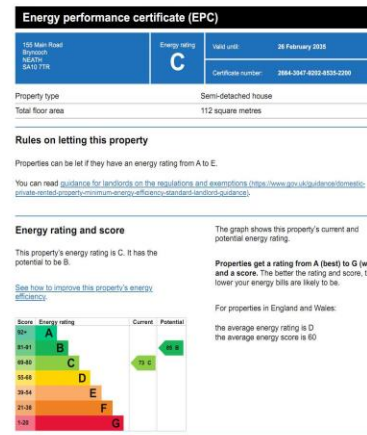
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herbert r thomas

33 Alfred Street, Neath, West Glamorgan,
SA11 1EH,
01639 639541
neath@hrt.uk.com

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