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75 Main Road
Bryncoch
Neath
SA10 7TA

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Asking price **£345,000**

Situated centrally in a sought after area, on a level elevation within the sought after village of Bryncoch, is this impressive three bedroom detached period property, set on sizeable grounds and retaining a wealth of charm and original feature

Unique opportunity to purchase with no ongoing chain

A sizeable period detached family home

Situated within the sought after village of Bryncoch

Central position close to local village amenities and reputable Primary schools

Two reception rooms

Three bedrooms

Retaining a wealth of period features

Offering vast amounts of potential to extend (subject to planning permission) and modernise

Occupying a generous plot with substantial front and rear gardens

Driveway off road parking and attached single garage





Offering vast amounts of potential and positioned on an enviable plot within the sought after village of Bryncoch, is this lovingly maintained, traditional period detached family home. With its level and central position, the property provides excellent links to local amenities including reputable Primary schools, nearby stores, restaurants and public transport routes via bus or mainline train station within the Neath Town centre.

The property is entered via a solid wooden front door, flanked by a UPVC stained glass window into the light and inviting entrance hallway, featuring fitted carpet flooring that continues up the fixed staircase.

The hallway further benefits from an original ornate picture rail, is flooded with natural light from a tall side UPVC stained glass window, gives access to a large cloaks storage cupboard with a further understairs storage area and has doorways leading off to the dining room and kitchen.

The dining room is located to the rear of the property and benefits from a large UPVC window overlooking the garden. This spacious room offers fitted carpet flooring, retains the original serving hatch within the dividing wall between the kitchen and dining room and has a set of wooden and glazed panel sliding doors leading through into the front lounge. The lounge features a large UPVC double glazed window to the front, flanked by a smaller side window, providing light and views of the lawned garden, an ornate electric feature fireplace to one wall and fitted carpet flooring.

The kitchen is located to the rear of the property and has been well appointed with a range of wooden base and wall mounted units. It features an integrated under counter fridge, an integrated electric oven with four burner induction hob above, is fitted with a stainless steel sink unit position below the UPVC rear window and a doorway gives access to the useful pantry storage cupboard. A doorway to the side of the room leads through into the lean-to hallway, offering a sheltered walkway to a second front door, rear garden door and a pedestrian door into the garage.

To the first floor the landing gives access to all three bedrooms, the two piece bathroom suite and separate WC. Bedrooms one and two are large double bedrooms both benefitting from fitted carpet flooring.

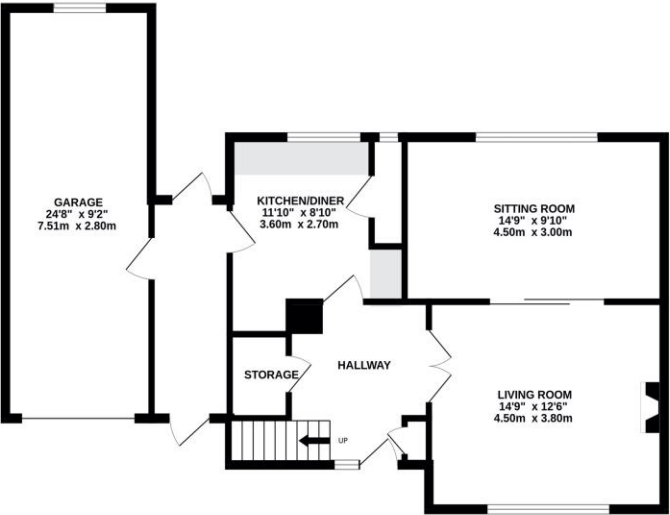
Bedroom one offers a large UPVC front one, flanked by a side window and bedroom two enjoys a large UPVC window overlooking the garden, with access to a useful built in storage cupboard. Bedroom three is a well proportioned single bedroom benefiting from fitted carpet flooring and a UPVC window to the front.

The bathroom has been fitted with a coloured two piece suite comprising; panel bath and a pedestal wash hand basin. There is full tiling to all walls, fitted carpet flooring and access to a generous sized airing cupboard. The separate cloakroom has the same colour fitted WC and the same tiled walls.

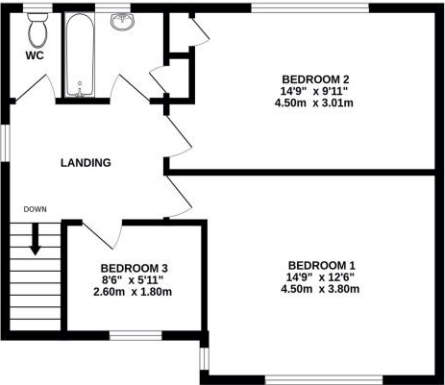
Outside to the front of the property, there is a sizable driveway to one side, leading up to the external garage door. The garage features an electric up and over door, benefits from power supply and has an internal glazed window to the rear. Beyond the garage there is a further stone built storage shed and access to an external toilet.

The remaining front garden is laid mainly to lawn, with a border of mature shrubs and has been beautifully maintained. To the rear, a further impressive sized garden has been meticulously landscaped to offer a level paved patio area, with a patterned concrete partition wall to the rear, separating the paved area from a lawn space. The garden is fully enclosed and offers a beautiful arrangement of mature plants and shrubs within the lawned area.

GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.



1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 1433 sq.ft. (133.2 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 7TA

Tenure

Freehold

Services

All Mains Services

Council Tax Band E

EPC Rating

Viewing strictly by
appointment through
Herbert R Thomas

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English | [Cymraeg](#)

Energy performance certificate (EPC)

15 John Road Neath SA11 1EH SA11 1EH	Energy rating E	Valid until 31 May 2025
Certificate number 0025-7020-0200-0100-0000		

Property type
Detached house

Total floor area
92 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/600000/guidance-for-landlords-on-the-regulations-and-exemptions) https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/600000/guidance-for-landlords-on-the-regulations-and-exemptions

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency](#)

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.

