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112 Brookfield

Neath
SA10 7EF

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Asking price **£290,000**

A very well presented and lovingly maintained three bedroom detached bungalow, positioned within the sought after development of Brookfield and available to purchase with no ongoing chain.

A spacious three bedroom detached bungalow

Available to purchase with no ongoing chain

Positioned within a quiet and sought after residential area

Within close proximity to local amenities and access to the A465 link road

Offering two reception rooms, a generous kitchen, two double bedrooms, one single bedroom and shower room

Full UPVC double glazing throughout

Modern fitted gas combination boiler

Large enclosed rear garden

Driveway off road parking and attached garage

Conservatory





A rare opportunity to purchase this deceptively spacious and lovingly maintained three bedroom detached bungalow, located within the sought after development of Brookfield, Neath. The property has been owned by the same vendor for over fifty years and this will be the first time it is available to purchase since its construction.

The property is entered via a UPVC and glazed panel side door into an entrance hallway, fitted with carpet flooring. The hallway provides the main walkway throughout the property and has doorways leading to the open plan lounge/diner, kitchen, shower room, useful storage cupboards and all three bedrooms.

The spacious open plan lounge/diner is located to the front of the property. The room flooded with natural light from a large bow window to the front and a second window to the side. It offers fitted carpet flooring and a focal feature gas fire with stone surround to one wall.

To the rear of the property the generous sized kitchen has been fitted with a matching range of base and wall mounted units with a dark laminated worksurface over. It offers an integrated fridge/freezer, a built in eye level oven with separate grill, a four burner electric hob with extractor hood over, built in washing machine and two circular stainless steel sink units positioned below an internal glazed window. The kitchen further benefits from full tiled flooring, splashback tiling to walls and is has a doorway to the rear giving access to the conservatory extension.

The conservatory is of UPVC construction and offers windows to two sides with patio doors to the rear and a privacy wall to the remaining side. It has a pitched obscure roof, plumbed heating and benefits from laminate wood flooring.

Back off the hallway, all three double bedrooms are located to the left hand side of the property. The largest double bedroom is at the rear and offers fitted carpet flooring, with a fully glazed door, flanked by windows at the rear giving access and views onto the garden.

Bedroom two is a good sized double bedroom offering a window to the front and fitted carpet flooring.

Bedroom three is a comfortable sized double bedroom positioned in the centre of the property. It offers a window to the side and fitted carpet flooring.

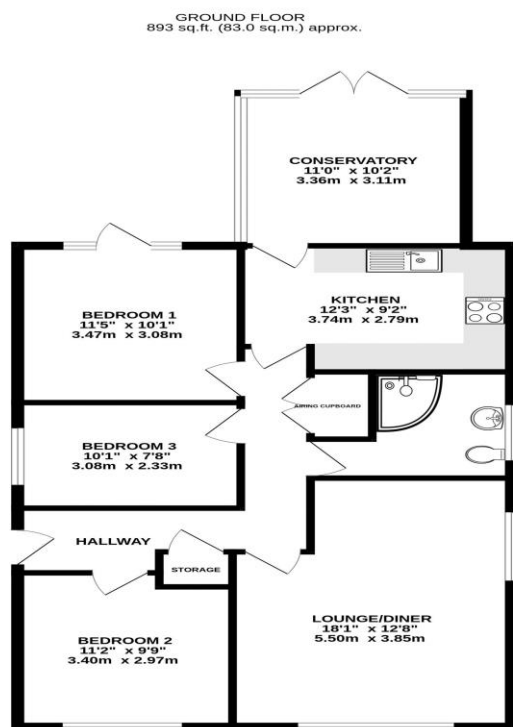
All three bedrooms share the use of the family shower room. It has been fitted with a contemporary three piece suite comprising; double corner shower cubicle, with a curved glazed door and a modern rainfall over head shower, a large vanity wash hand basin with cupboard storage below and a low level WC. The room offers an obscure glazed window to the side, tiled flooring, full tiling to walls and a wall mounted chrome heated towel rail.

Externally, the property is approached via a brick pavia driveway providing ample off road parking ahead of the generous garage.

To the side of the driveway a large lawned area separates the road side from the property.

The garage offers a traditional up and over door with a further pedestrian door to the side allowing a sheltered walkway through to the enclosed rear garden. The garage benefits from a rear window, power supply and currently houses the modern gas combination boiler.

The enclosed rear garden provides a generous, level paved patio area with a slight second tier onto a level lawned area. On the second, a concrete pathway extends to the rear boundary and the garden further enjoys a private outlook.



TOTAL FLOOR AREA : 893 sq.ft. (83.0 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

For satnav users SA10 7EF

Tenure

Freehold

Services

All main services and metred.

Council Tax Band D

EPC Rating C

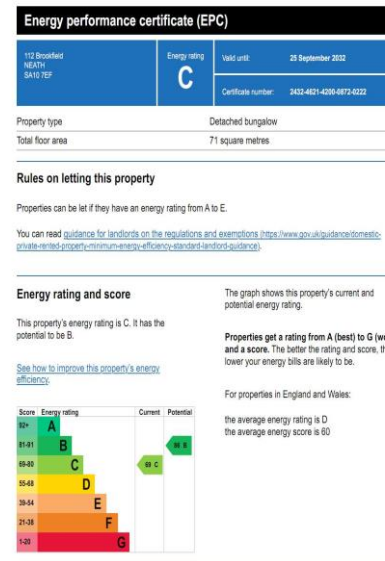
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