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33 Daphne Road
Bryncoch,
Neath,
Neath Port Talbot,
SA10 8DP

33 Daphne Road

Asking price **£290,000**

A lovingly maintained and deceptively spacious three-bedroom detached bungalow, situated within The Rhyddings – a peaceful and sought-after residential area on the periphery of Neath.

Lovingly maintained three-bedroom detached bungalow.

Situated in the sought-after area of The Rhyddings, Neath.

Scope for rear extension (subject to planning).

L-shaped lounge/diner with sliding patio doors to rear garden.

Light and airy fitted kitchen with contrasting décor.

Spacious four-piece family bathroom.

Fitted wardrobe storage to all bedrooms.

Immaculate landscaped front and rear gardens.

Long driveway and attached single garage.

Peaceful residential setting within easy reach of local amenities.





A beautifully maintained and deceptively spacious three-bedroom detached bungalow, positioned within the highly sought-after area of The Rhyddings, Neath. Enjoying immaculate landscaped gardens, ample parking and an attached garage, this charming home offers bright and versatile accommodation throughout, with potential for further extension (subject to planning). Perfect for those seeking a peaceful setting within easy reach of Neath town centre and local amenities.

The property has been beautifully cared for by its current owners and offers generous, well-balanced accommodation throughout, with a layout that allows for easy extension to the rear (subject to the relevant planning permissions).

Equally attractive inside and out, the property enjoys two feature bow windows to the front elevation and a practical side porch extension, adding convenience and charm. The immaculate front and rear gardens have been thoughtfully landscaped, with a long driveway providing ample off-road parking leading to an attached single garage. The garage benefits from power, a sloped roof with potential for mezzanine-style storage, and convenient access from the garden.

Internally, the accommodation comprises a welcoming entrance hall, an L-shaped lounge/diner offering an ideal space for relaxation and entertaining, and a light-filled dining area with sliding patio doors opening directly onto the rear garden. The spacious kitchen is bright and cheerful, fitted with a range of white base and wall units complemented by contrasting black

laminated worktops and soft yellow tones, creating a warm and inviting atmosphere.

The bungalow features three well-proportioned bedrooms, each benefitting from fitted wardrobe storage, and a generous four-piece bathroom suite complete with panel bath, separate shower cubicle, pedestal wash hand basin and low-level WC. Throughout the property, there is an abundance of useful storage including a pantry, hall cupboard and large airing cupboard.

Externally, the rear garden is fully enclosed and accessible from the front via a side pathway and galvanised steel gate. The

garden is arranged over two neat lawned tiers bordered by mature plants and shrubs, providing an attractive and low-maintenance outdoor space to enjoy throughout the seasons.

This charming bungalow offers versatile accommodation in a highly desirable location, ideal for those seeking a peaceful setting with convenient access to Neath town centre and surrounding amenities.





Directions

For Satnav users SA10 8DP.

Tenure

Freehold

Services

All main services.

Council Tax Band D

EPC Rating D

Viewing strictly by
appointment through
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Energy performance certificate (EPC)

33 Daphne Road Neath SA10 8DP	Energy rating D	Valid until 18 June 2033
		Certificate number 3708-4110-0733-1386-9813

Property type	Detached bungalow
Total floor area	112 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/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

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



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

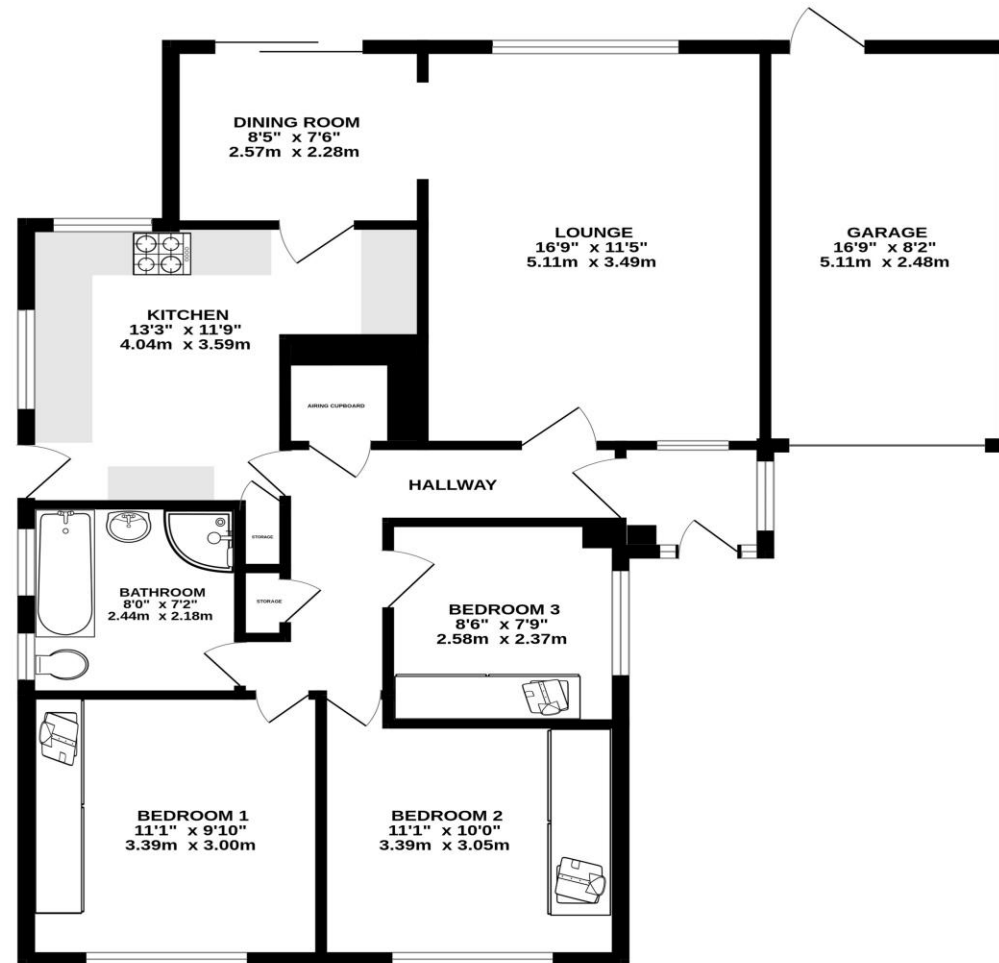
For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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.



GROUND FLOOR
955 sq.ft. (88.8 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.8 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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