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10 Llys Nedd
Bryncoch,
Neath,
Neath Port Talbot,
SA10 7PH

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Asking price **£399,950**

An immaculately presented detached four bedroom dormer bungalow situated in the village of Bryncoch nearby to local amenities, recently being modernised throughout and being sold with no ongoing chain.

Detached four bedroom dormer bungalow being sold with no ongoing chain

Situated in Bryncoch, nearby to local amenities such as shops, schools and Neath College

Entire property has been renovated and modernised by its current owners within the last three years

Convenient commuter access to the A465 and M4 motorway

Impressive kitchen with an abundance of integrated appliances and triple track patio doors

Family bathroom comprising of a matching four piece suite

Spacious driveway for off road parking and detached garage/outbuilding with power

Large enclosed and private garden with patio and lawned areas

Two bedrooms to the first floor with newly fitted carpets and skylights

Two generously sized reception rooms, one with traditional bay window and log burner





To the front of the property, a large driveway provides off-road parking and is made up of tarmac and gravelled areas. Stone steps lead up to the front UPVC door. Access is granted to the rear garden at two points via full height wooden gates. The front garden also benefits from external power points to the top of the driveway and a detached garage/outbuilding. The detached garage/outbuilding (15.7ft X 7.9ft) is also accessible from the top of the driveway via a UPVC door and benefits from power supply and a UPVC window to the front.

Upon entering the property, the entrance hallway provides access to two reception rooms, kitchen, family bathroom, two bedrooms and stairway leading to the first floor accommodation. There is grey tiled flooring which flows through to the kitchen. The entrance hallway also features an under the stairs storage cupboard and airing cupboard which houses the Worcester combination boiler.

The generously sized front reception room is accessed via a partially glazed wooden door and features a wood effect laminate flooring. There are three UPVC windows overlooking the driveway and front of the property, including a traditional style bay window to the front. The front reception rooms also benefits from a log burner which sits on a stone hearth with brick fire surround and oak beam mantelpiece.

The kitchen features a range of matching grey base, larder and wall mounted units with a marble effect laminate worksurface over. The kitchen benefits from an abundance of integrated appliances such as oven, electric conduction hob, dishwasher, washing machine, tumble dryer and wine cooler. To the rear of the kitchen, triple track patio doors provide access to the rear garden and allow light to flow into the room. The kitchen also features plinth and unit lighting with space for an American style fridge/freezer.

The modern family bathroom is located at the rear of the property and features a four piece suite that comprises of a free standing bath, walk in shower cubicle, wall hung wash hand basin and vanity unit and a low

level W/C. There is an obscure glazed window to the rear, a modern heated towel rail and built in storage shelves with spotlighting above the bath and within the shower area. The family bathroom features grey stone effect tiles to the floor and walls with a textured grey tile to the storage shelving.

The lounge is located at the rear of the property and features large triple track patio doors that bring a lot of light to the area. The lounge also benefits from spotlighting and matching tiled flooring as the hallway and kitchen.

The master bedroom is located on the ground floor and features a grey wood effect laminate flooring with a large UPVC window overlooking the front garden space. The master bedroom also benefits from stainless steel effect USB electric sockets. Bedroom two is also located on the ground floor and features a matching grey wood effect laminate flooring as the master bedroom. There is also a UPVC window to the front of the property. The master bedroom is a generously sized double room with bedroom two being a good sized single room.

To the first floor, the carpeted landing area gives access to two bedrooms and a storage cupboard. Bedrooms three and four feature matching newly laid grey carpet and two skylights to the front and rear of the rooms. Bedroom three also provides access to an eaves storage cupboard. The current owners have also extended the plumbing pipe work up to the first floor for a potential W/C or bathroom in the future by the next owners.

To the rear of the property, a full enclosed and spacious garden is made up of patio, gravelled and lawned areas. To the front an ornate circular shaped patio provides access to steps that lead up to the gravelled and lawned areas. The garden benefits from a range of mature shrubs, plants and trees which hug the perimeter of the lawned area for additional privacy. The garden also benefits from an external tap, wood store and two full height wooden gates that lead to the front of the property and driveway.





Directions

SATNAV USERS: SA10 7PH

Tenure

Freehold

Services

All mains services
Council Tax Band E
EPC Rating D

Viewing strictly by appointment through
Herbert R Thomas

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herbert r thomas

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

hrt Est. 1926 **RICS**

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.

English | [Contact](#)

Energy performance certificate (EPC)

11 May 2024	11 May 2024
Property type	Detached house
Total floor area	120 square metres

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Total floor area: 120 square metres

Rules on letting this property

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

You can find [guidance for landlords on the regulations and exemptions](#) on the government website.

Energy rating and score

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

[Click here to explore the 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.

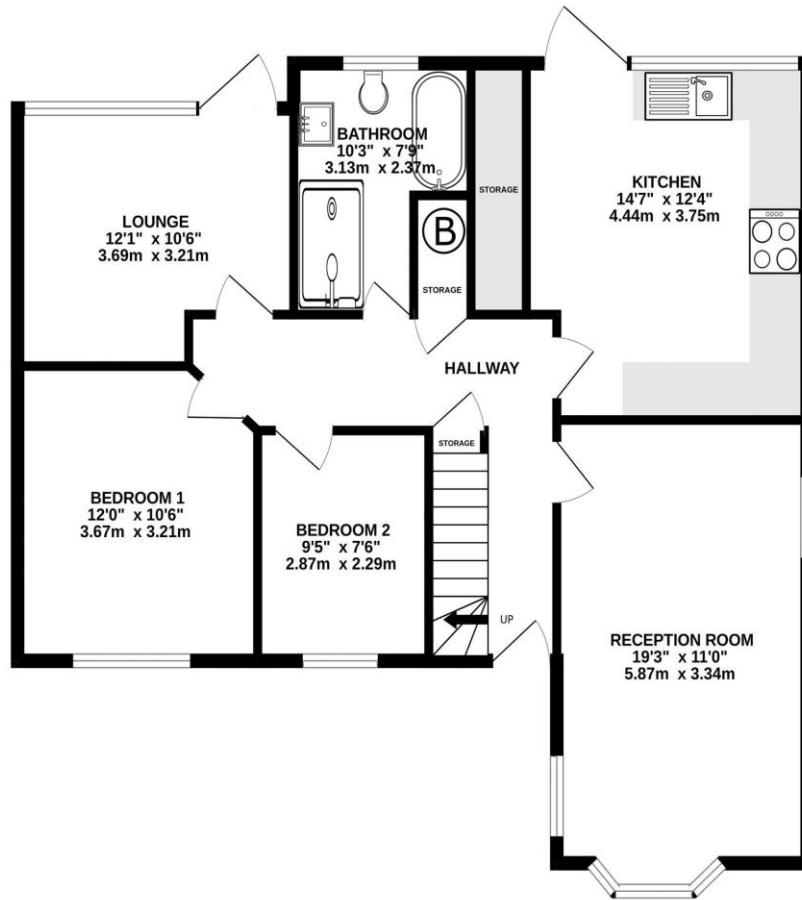
For properties in England and Wales:

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

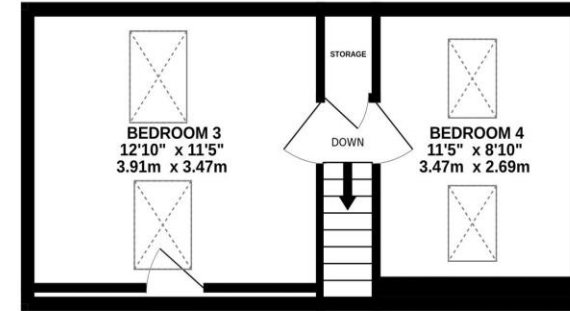
Breakdown of property's energy performance



GROUND FLOOR
918 sq.ft. (85.3 sq.m.) approx.



1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 1201 sq.ft. (111.6 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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