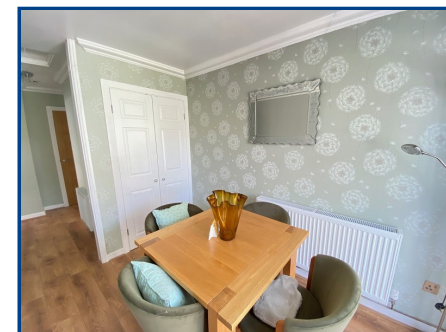


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**

12 Offices Across South Wales

**Daphne Road
Bryncoch
Neath
Neath Port Talbot.**

Price £320,000

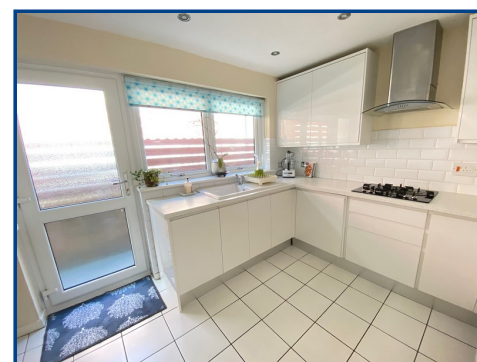
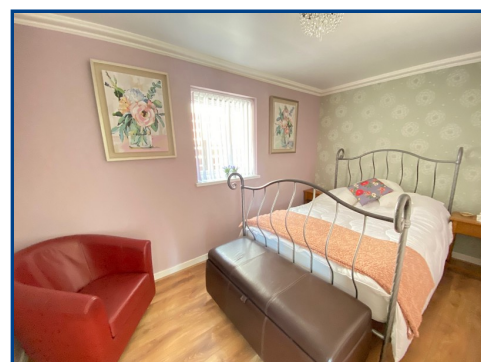


- **DETACHED BUNGALOW**
- **2 BEDROOMS MAIN WITH ENSUITE**
- **LOUNGE THROUGH TO SITTING ROOM**
- **DINING ROOM LEADING TO CONSERVATORY**
- **RECENTLY RENOVATED THROUGHOUT**
- **DRIVEWAY LEADING TO GARAGE**
- **ENCLOSED LAWN REAR GARDEN**

General Description

Welcome to Daphne Road Neath, where tranquillity meets convenience in this stunning detached bungalow. This property boasts 2 bedrooms, with an ensuite to the main bedroom, as well as a modern shower room. The property is in excellent condition, having recently undergone a comprehensive renovation, including a beautiful conservatory with a 380 ultra view roof, perfect for enjoying the surrounding garden. Call us today to schedule your viewing....

EPC Rating: C71



Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01639 646 926**

Email: **neath@ctf-uk.com**

Web: **www.ctf-uk.com**

Property Description

Introducing this stunning detached bungalow located on Daphne Road Neath, offering the perfect blend of modern luxury and traditional charm. Boasting two bedrooms, with an ensuite to the main bedroom, and a stylish shower room, this property is in excellent condition following a recent renovation.

Step inside to discover a bright and spacious interior, with a conservatory that features a 380 ultra view roof, creating the perfect spot to relax and soak in the sunshine. With a driveway leading to a single garage and a beautifully maintained garden, this home offers plenty of outdoor space for enjoying the fresh air.

Situated in a desirable location, residents of Daphne Road can enjoy the convenience of local amenities and easy access to nearby points of interest. Take a leisurely stroll to the nearby parks, shops, and restaurants, or explore the natural beauty of the surrounding area. Also 30 minutes away from the coast.

This property is sure to impress even the

most discerning buyers, so don't miss out on the opportunity to view it in person. Contact us today to arrange a viewing and experience the charm of Daphne Road for yourself.

Porch (4' 11" x 3' 02") or (1.50m x 0.97m)

Entrance to porch, Colonial laminated flooring to the throughout the property. Door to.

Lounge (15' 09" x 12' 00" x 10' 4") or (4.80m x 3.66m x 3.15m)

Bay window to the front, radiators, opening to sitting room.

Inner Hallway (6' 02" x 4' 06") or (1.88m x 1.37m)

Doors leading to.

Shower Room & WC (8' 03" x 5' 11") or (2.51m x 1.80m)

Frosted window to the side, shower cubicle, low-level WC, vanity hand basin, fully tiled walls, tiled flooring, spotlights to the ceiling.

Master Bedroom (11' 10" x 11' 05") or (3.61m x 3.48m)

Window to the rear, radiator.

En-Suite (8' 04" x 3' 02") or (2.54m x 0.97m)

Frosted window to the side, shower cubicle, vanity hand basin, low-level WC, fully tiled walls, tiled flooring. Heated towel rail, spotlights to the ceiling.

Hallway (8' 07" x 4' 04" x 3' 2") or (2.62m x 1.32m x 0.97m)

Storage cupboard + cupboard housing gas central heating boiler. Attic entrance, radiator.

Kitchen (12' 01" x 9' 11") or (3.68m x 3.02m)

Window & door to the side, giving access to the rear & front garden. A range wall & base fitted units, sink unit with work top over. Gas hob with extractor fan above, electric double oven, integrated washing machine & dishwasher tiled for splash back, tiled flooring, spotlights to the ceiling.

Dining Area (10' 0" x 6' 11") or (3.05m x 2.11m)

Storage cupboard, radiator. Opening to.

Bedroom 2 (13' 00" x 7' 10") or (3.96m x 2.39m)

Window to the side, laminated flooring.

Conservatory (12' 06" x 11' 05") or (3.81m x 3.48m)

Windows to the side & rear, French doors opening to the rear garden. 380 Ultra view roof, benefiting from the natural sunlight.

Garage (19' 05" x 8' 06") or (5.92m x 2.59m)

Remote access door, steps leading to mezzanine floor for storage. Power & lighting with door to access the rear garden.

External

Lawn frontage with side gated access to the rear garden. Driveway leading to single garage with electric charge point. Enclosed beautifully maintained garden benefiting from paved seating area with a vibrant lush lawn, leading to further decked seating area & loose stone borders.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

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