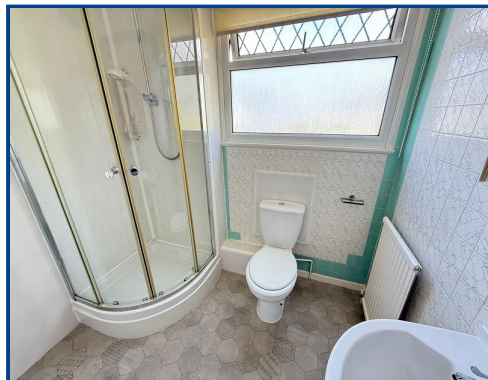
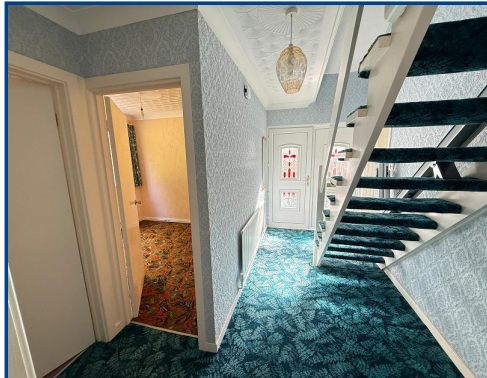
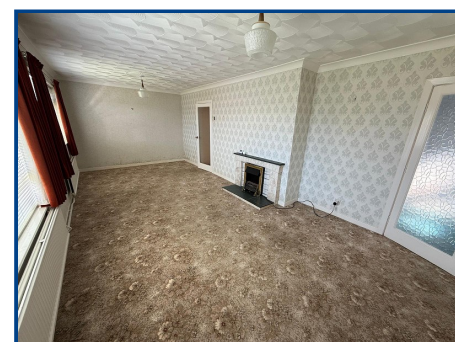




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

Maplewood Close Neath Neath Port Talbot.

Price £269,995



- **DETACHED DORMER BUNGALOW**
- **2/3 BEDROOMS**
- **SPACIOUS LOUNGE**
- **KITCHEN/DINER**
- **SITTING ROOM/BEDROOM**
- **SPACIOUS FRONT & REAR GARDEN**
- **DRIVE WITH AMPLE PARKING FOR THREE VEHICLES**
- **SINGLE GARAGE**
- **SOUGHT-AFTER LOCATION**
- **NO ONWARDS CHAIN**

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.

General Description

Welcome to Bryncoch, Neath, where you will find this charming detached dormer bungalow in a sought-after location.

Tel: 01639 646 926

Email: neath@ctf-uk.com

Web: www.ctf-uk.com

Property Description

For sale in the sought-after location of Bryncoch, Neath, is this stunning detached dormer bungalow. This property boasts 2/3 bedrooms, offering versatile living space to suit your needs.

As you enter, you are welcomed into a spacious hallway leading to a kitchen/diner, perfect for hosting family meals. The generous lounge provides a cozy retreat, while a separate sitting room on the ground floor could easily serve as a third bedroom if desired. A convenient WC completes the ground floor layout.

Upstairs, you will find two well-appointed bedrooms and a stylish shower room, ensuring comfort and convenience for all occupants.

Outside, the property benefits from a spacious front and rear garden, ideal for enjoying the outdoors in privacy. Parking will never be an issue with the ample driveway catering for three vehicles, leading to a single garage.

Located with good access to the A465 and M4 corridor, commuting is made easy for

busy professionals. The property is also within close proximity to local amenities and boasts regular bus routes, ensuring convenience for everyday living.

Don't miss out on the opportunity to make this wonderful property your new home. Contact us today to arrange a viewing.

Hallway (12' 0" x 8' 11") or (3.67m x 2.71m)

Entrance to hallway, radiator.

Lounge (23' 4" x 11' 9") or (7.12m x 3.59m)

Windows to front, electric fireplace, radiator.

Sitting Room/ Bedroom (8' 6" x 9' 11") or (2.60m x 3.03m)

Window to rear, radiator.

W.C. (3' 4" x 7' 2") or (1.01m x 2.18m)

Frosted window to rear, WC, hand basin, tiled walls.

Kitchen/Diner (11' 0" x 17' 7") or (3.35m x 5.36m)

Window to rear, door to rear, range of wall & base fitted units with work top over, sink unit, plumbing for washing machine, plumbing for free standing cooker, storage cupboard, radiator, vinyl flooring.

Landing (2' 11" x 5' 11") or (0.88m x 1.80m)

Access to loft. Doors leading to.

Bedroom 1 (11' 10" x 9' 0") or (3.61m x 2.74m)

Window to rear, eaves storage, radiator.

Bedroom 2 (11' 10" x 11' 11") or (3.60m x 3.63m)

Window to front, eaves storage, radiator.

Bathroom (6' 2" x 6' 10") or (1.87m x 2.09m)

Frosted window to side, walk in shower, WC, hand basin, radiator, tiled walls, vinyl flooring.

External

Spacious drive with ample parking for three vehicles leading to single garage, lawn frontage, side access to enclosed rear garden with lawn & patio seating area, wooden shed with power.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

D

