



Bryngwyn, offers over £280,000

- Partial Sea Views
- Front, Side & Rear Garden
- Double Driveway & Garage
- Four Bedrooms
- Detached
- EPC Rating: C



 4  2  2



About the property

A well presented four bedroom, detached family home for sale. Benefiting from beautiful partial sea views, two reception rooms, a garage and a double driveway. Situated within a quiet, sought after cul-de-sac in Skewen with easy reach to Neath Town Centre with all its amenities and the M4 corridor.

Internally the property comprises of an entrance hall, a w.c, a spacious lounge, dining room and a modern kitchen diner to the ground floor, The first floor features four generous size bedrooms, one of which benefits from an en suite bathroom and a further family bathroom. To the front of the property there is access onto the double driveway and a door leading into the garage. The side and rear garden are enclosed, offering a spacious patio with steps leading down to a lawn area and a concrete base which has the potential for another garage subject to the relevant planning permissions.

Accommodation

Entrance Hall-Entrance via a upvc door and panel to the front with wooden flooring. Stairs to the first floor, understair storage cupboard and doors through to the dining room, w.c and lounge.

W.C- W.c and wash hand basin with a mixer tap. Tiled flooring and splashback. Upvc window with obscured glass to the side.

Dining Room- 18' 1" x 8' max (5.51m x 2.44m max)

Fitted carpets, upvc window to the front and access to an attic.

Lounge- 17' 1" x 12' (5.21m x 3.66m)

Fitted carpets, x2 upvc windows to the rear and a door into the kitchen.

Kitchen- 21' max x 11' 3" max (6.40m max x 3.43m max) Fitted with a matching range of modern wall and base units with worktop space over, a stainless steel sink with a mixer tap and an integrated oven, hob and cooker hood. Space for a washing machine, fridge freezer, dishwasher and tumble dryer. Tiled flooring and splashbacks. Upvc window to the



front and rear and a upvc door with obscured glass to the side.

Landing- Fitted carpets, access to the attic, doors into four bedrooms and a bathroom.

Bedroom One

14' 5" x 9' 9" (4.39m x 2.97m)

Fitted carpets, upvc window to the rear and a door into the en suite.

En Suite- Fitted with a three piece suite comprising of a bath, w.c and wash hand basin. Tiled flooring and splashbacks with a upvc window with obscured glass to the front.

Bedroom Two- 8' x 8' 5" (2.44m x 2.57m)

Fitted carpets, built in wardrobes and a upvc window to the front.

Bedroom Three- 7' 6" x 8' 5" (2.29m x 2.57m)

Fitted carpets, built in wardrobes and a upvc window to the rear.

Bedroom Four

8' 5" x 7' 8" (2.57m x 2.34m)

Fitted carpets and a upvc window to the rear.

Bathroom

Fitted with a three piece suite comprising of a bath with a shower over, w.c and wash hand basin. Tiled flooring and walls with a upvc window with obscured glass to the front.

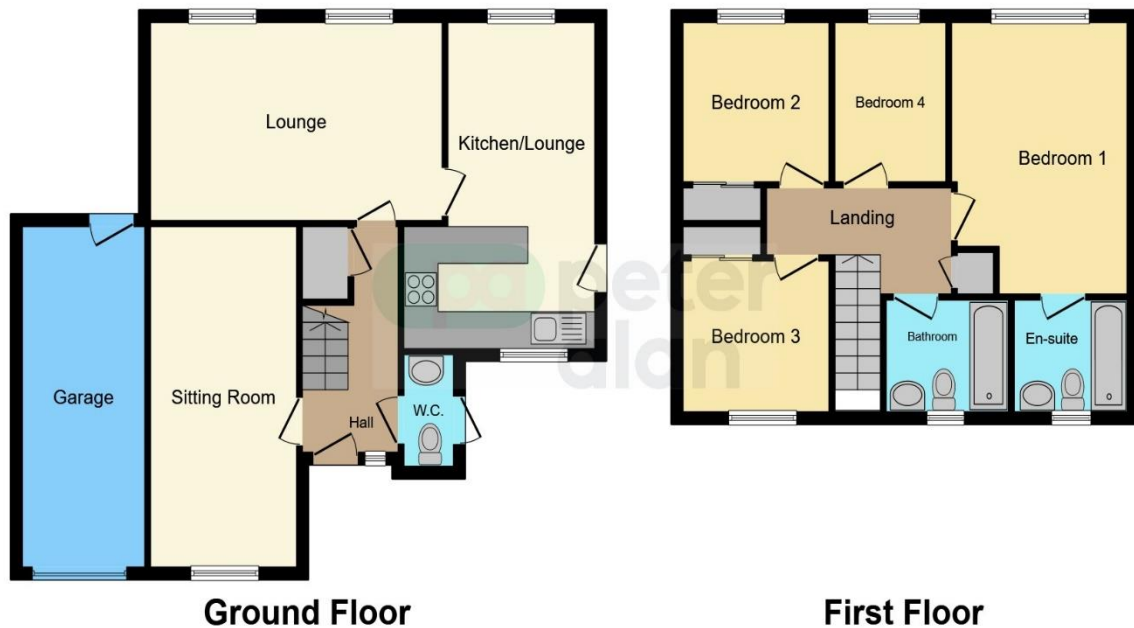
Front

Access onto double driveway and a door into the garage.

Side and Rear

Enclosed patio with a door into the garage. Gate lowering to lawn area with a concrete base which has the potential for another garage subject to the relevant planning permissions.

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.