



Bryncatwg

£375,000

- Four Double Bedroom Bungalow
- Modern Kitchen Diner
- En-Suite and Family Bathroom
- Council Tax Band - D
- Generous Off Street Parking
- Solar Panels and Storage Battery
- EPC Rating: C





About the property

A lovingly maintained family home, tucked into a quiet street in the heart of Cadoxton. Excellently located for access to local schools, shops and amenities within Neath Town Centre. Great links to the A465, the M4 corridor and public transport routes. The property is also located a few hundred metres from Craig Gwladys Country Park and Cadoxton Park. Internally, the property comprises of an entrance hallway, leading through to the Lounge, utility room and master bedroom. In the bedroom you'll find a vaulted ceiling, fitted wardrobes, a velux rooflight and french doors onto the rear garden and a door leading on to an en-suite shower room. The lounge, with french doors on to the garden boasting fantastic views of the Neath Valley, leads into an inner hallway and the open plan kitchen diner with a fitted breakfast bar and a final set of french doors leading onto a decked outdoor dining area, and the garden. The inner hallway leading into a further three double bedrooms and a modern family bathroom. The rear garden comprises of a decked area, a paved patio and lawn with a footpath leading to a brick storage shed with power. With the front garden providing a driveway for 2 cars and a low maintenance graveled area. Recently fitted with solar panels, and a battery storage system, which ensures reduced energy prices and a 9 year warranty. Full details of the energy bills for the current family since the system installed can be provided upon request.

Accommodation

Lounge

20' 7" x 10' 1" (6.27m x 3.07m)

UPVC French doors

Kitchen / Diner

20' 7" x 10' 1" (6.27m x 3.07m)

Fitted Kitchen including oven, hob and dishwasher, breakfast bar, UPVC doors onto decked dining area.

Entrance Hall



Utility

8' x 4' 4" (2.44m x 1.32m)

UPVC Window, sink, boiler, solar panel battery storage system and space for a washing machine and tumble dryer.

Bedroom One

11' x 11' 5" (3.35m x 3.48m)

UPVC doors out onto garden, skylight and fitted wardrobes

En Suite / Shower Room with Wc, wash hand basin, walk in shower, towel radiator.

En Suite / Shower Room

Bedroom Two

13' 2" x 8' 2" (4.01m x 2.49m)

Fitted wardrobes.

Bedroom Three

11' 8" x 10' 7" (3.56m x 3.23m)

Bedroom Four

11' 7" x 7' 5" (3.53m x 2.26m)

Bathroom

Sink, wc, shower over bath.

Front Garden

Rear Garden

Floorplan



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