



## Bryncatwg, offers over £190,000

- Semi Detached Family Home
- Driveway & Garage
- Low Maintenance Rear Garden
- Oozing with Potential
- Opportunity To Modernise
- EPC Rating: F



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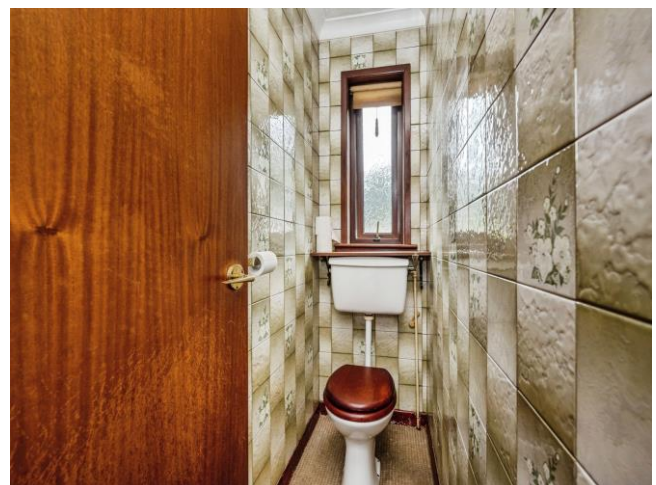




## About the property

Situated in the popular and well-connected village of Cadoxton, Neath, this spacious three-bedroom semi-detached property presents an excellent renovation opportunity for family's looking to create a home tailored to their own style. Situated within proximity to popular schools, Neath Town Centre, local shops and restaurants and the M4 corridor. Internally the property comprises of an entrance hall, an open plan lounge and dining area, and a kitchen with a pantry to the ground floor. The first floor features a landing with built in storage, three bedrooms, a bathroom and a separate toilet. Externally there is a front garden area with access to the driveway and garage. The rear garden offers a spacious, enclosed garden laid to lawn and patio.

Internal viewings come highly recommended to appreciate the potential on offer.







# Accommodation

## Lounge

13' 4" x 11' 9" ( 4.06m x 3.58m )

## Dining Area

11' 6" x 10' 1" ( 3.51m x 3.07m )

## Kitchen With Pantry

9' 2" x 8' 7" ( 2.79m x 2.62m )

## Bedroom One

11' 9" x 11' 5" ( 3.58m x 3.48m )

## Bedroom Two

11' 6" x 11' 4" ( 3.51m x 3.45m )

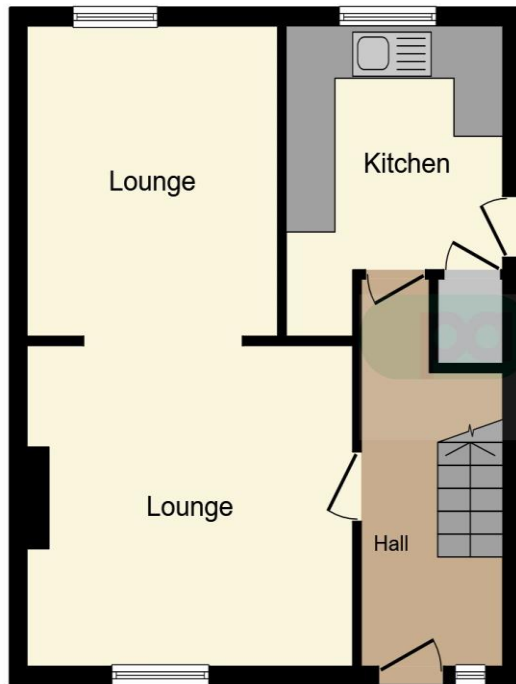
## Bedroom Three

8' 9" x 7' 9" ( 2.67m x 2.36m )

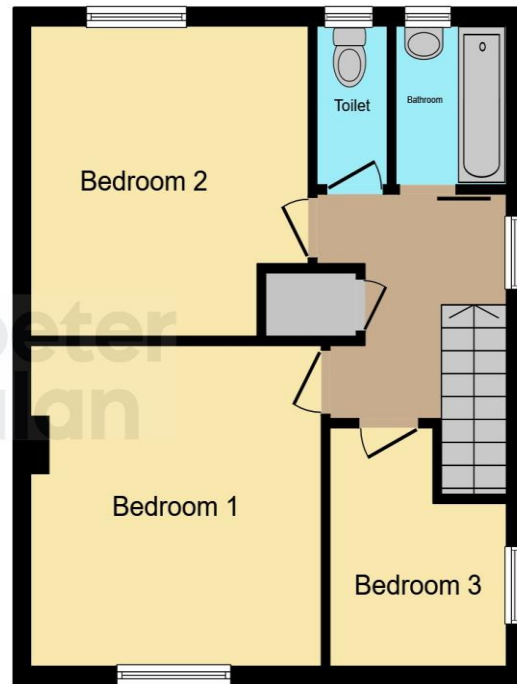
## Bathroom

## Wc

## Floorplan



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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