



## Birchwood Close, offers in the region of £250,000

- Quaint Cul-De-Sac Location
- No On Going Chain
- Sought After Area
- Driveway/Garage
- Council Tax: D
- EPC Rating: D





## About the property

A fantastic opportunity to downsize or perfect family home nestled into the heart of Bryncoch, Neath, within a quaint cul-de-sac! With fantastic links to well renowned schools such as Blaenhonddan & Maes Y Coed Special School! Excellent for commuters with links to the M4 corridor via the A465 & main line train station within Neath Town Centre! The home is approached through a paved driveway leading through to the garage, with lawn to the side. Access leads through to a further enclosed rear garden laid with lawn and wrapped in mature chrbbery. Internally, the property comrpises of an entrance hallway, with doors leading through to both living and bedroom spaces. The opne plan lounge and dining area is to the front of the home and flows through to a modern fitted kitchen. All three bedrooms can be found at the rear of the home with the master boasting fitted wardrobes! There is an accessable, modern fitted shower room with a seperate w.c. Internal viewings are highly recommended to truly appreciate this home!

## Accommodation

### Entrance Hallway

### Lounge Area

16' x 12' ( 4.88m x 3.66m )

### Dining Area

8' 9" Max x 8' 9" Max ( 2.67m Max x 2.67m Max )

### Kitchen

12' 7" x 9' Plus Recess ( 3.84m x 2.74m Plus Recess )

### Inner Hall



### **Bedroom One**

11' 1" Into Wardrobe x 11' 9" ( 3.38m Into Wardrobe x 3.58m Separate W.C

### **Shower Room**

### **Bedroom Two**

9' x 10' ( 2.74m x 3.05m )

### **Front & Rear Gardens**

With Driveway

### **Bedroom Three**

11' 2" x 7' ( 3.40m x 2.13m )

### **Garage**

18' 2" x 8' 6" ( 5.54m x 2.59m )

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## Floorplan



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