



**Cefn Byrle Road, Coelbren,
Neath, SA10 9NY.**

FOR SALE
£305,000



- **RECENTLY RENOVATED**
- **THREE-BEDROOM DETACHED BUNGALOW**
- **OFFERED WITH VACANT POSSESSION AND NO CHAIN**



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Property Description

A rare opportunity to own a beautifully renovated three-bedroom detached bungalow, finished to an exceptionally high standard and ready to move into immediately. The property offers a modern, light-filled interior with stylish fixtures and contemporary finishes throughout, giving you that just-renovated feel with none of the hassle.

The home features a bright open-plan lounge and kitchen with French doors opening onto the rear garden, providing a lovely indoor-outdoor flow. There are three well-proportioned bedrooms, a modern family bathroom, and an additional convenient WC. There is the option to expand the living area by building into the loft under Permitted development.

Externally, the property benefits from a good-sized garden, a patio area, and side access via a wooden gate leading to decorative stone section. A driveway offers off-road parking.

Set within the SA10 9NY postcode in Coelbren / Seven Sisters in the Dulais Valley, the location is peaceful and semi-rural yet well-connected, with local amenities, schools, and the market town of Neath close by. The area offers a perfect balance of tranquillity and convenience, ideal for families and commuters alike.

Offered with vacant possession and no onward chain, this bungalow is perfect for first-time buyers, downsizers, or anyone seeking a stylish, move-in ready home in a sought-after location.

ENTRANCE PORCH

Entered via a uPVC front door, the porch offers a bright and welcoming space with wraparound glass windows to the front. Finished with smooth emulsion walls and ceiling, it provides an attractive introduction to the property. An oak half-glazed door leads through to the main hallway.



Hallway

A welcoming hallway finished with smooth emulsion walls and ceiling, complemented by laminate flooring. The space includes an electric storage heater, power points, and a useful cupboard housing the electric meter and fuse board. There is also access to the attic. Oak doors lead to two bedrooms and the bathroom, while elegant half-glazed double oak doors open into the impressive open-plan lounge/kitchen.



BATHROOM

2.97 m x 2.60 m

An impressive, contemporary bathroom fitted with a bath, WC and a wall-hung wash hand basin with vanity drawer, together with a separate shower cubicle. The room is finished to a high standard with tiled walls and flooring, a smooth emulsion ceiling with sunken spotlights, and a stylish black vertical radiator. An oak door leads to a useful storage cupboard housing the unvented cylinder, and a uPVC frosted window to the front provides natural light and privacy.



BEDROOM 1

A beautifully presented double bedroom featuring smooth emulsion walls and ceiling, complemented by a luxury fitted carpet. The room includes an electric storage heater, power points, and a useful storage/wardrobe space accessed via an oak door. A uPVC window to the front provides plenty of natural light.

BEDROOM 3

3.07 m x 2.16 m

A well-presented bedroom offering smooth emulsion walls and ceiling, complemented by a luxury fitted carpet. The room benefits from power points, an electric storage heater, and a useful storage/wardrobe space accessed via an oak door. A uPVC window to the side aspect provides natural light.

OPEN PLAN LOUNGE/KITCHEN

6.42 m x 6.31 m

This stunning open-plan lounge and kitchen forms the heart of the home, offering a beautifully finished and generously sized living area. Smooth emulsion walls and a matching ceiling with sunken spotlights create a bright, modern atmosphere, complemented by laminate flooring, an electric storage heater, and plentiful power points. uPVC windows to the side and rear, along with elegant uPVC French doors, fill the room with natural light and open directly onto the garden — providing a truly delightful outlook and a seamless indoor-outdoor living experience. An oak door leads to Bedroom 2.

The open-plan kitchen area is fitted with stylish grey wood base and wall units, complemented by a marble-effect work surface. Additional features include a stainless-steel sink unit, plumbing for an automatic washing machine and a built-in oven and hob with extractor hood above. Tiling around the work surfaces completes this clean, contemporary design.



BEDROOM 2

3.10 m x 2.53 m

A bright and comfortable double bedroom featuring smooth emulsion walls and ceiling, complemented by a luxury soft carpet underfoot. The room includes an electric wall heater and ample power points, with a uPVC window to the rear bringing in plenty of natural light and views over the garden.

EXTERIOR

Front - The property is approached via a driveway providing convenient off-road parking, with a patio section at the top leading to the front entrance. To the side of the driveway, there is an enclosed area beautifully finished with decorative stonework, adding character and enhancing the kerb appeal of the home.

Rear - Directly accessed via the French doors, there is a concrete section with a slight step leading onto a charming patio area, flanked by lawns on either side. The property benefits from a good-sized, lawned garden, perfect for relaxing or entertaining. Side access is provided through a wooden gate, and the side of the house is tastefully finished with decorative stonework, adding both character and low-maintenance appeal.





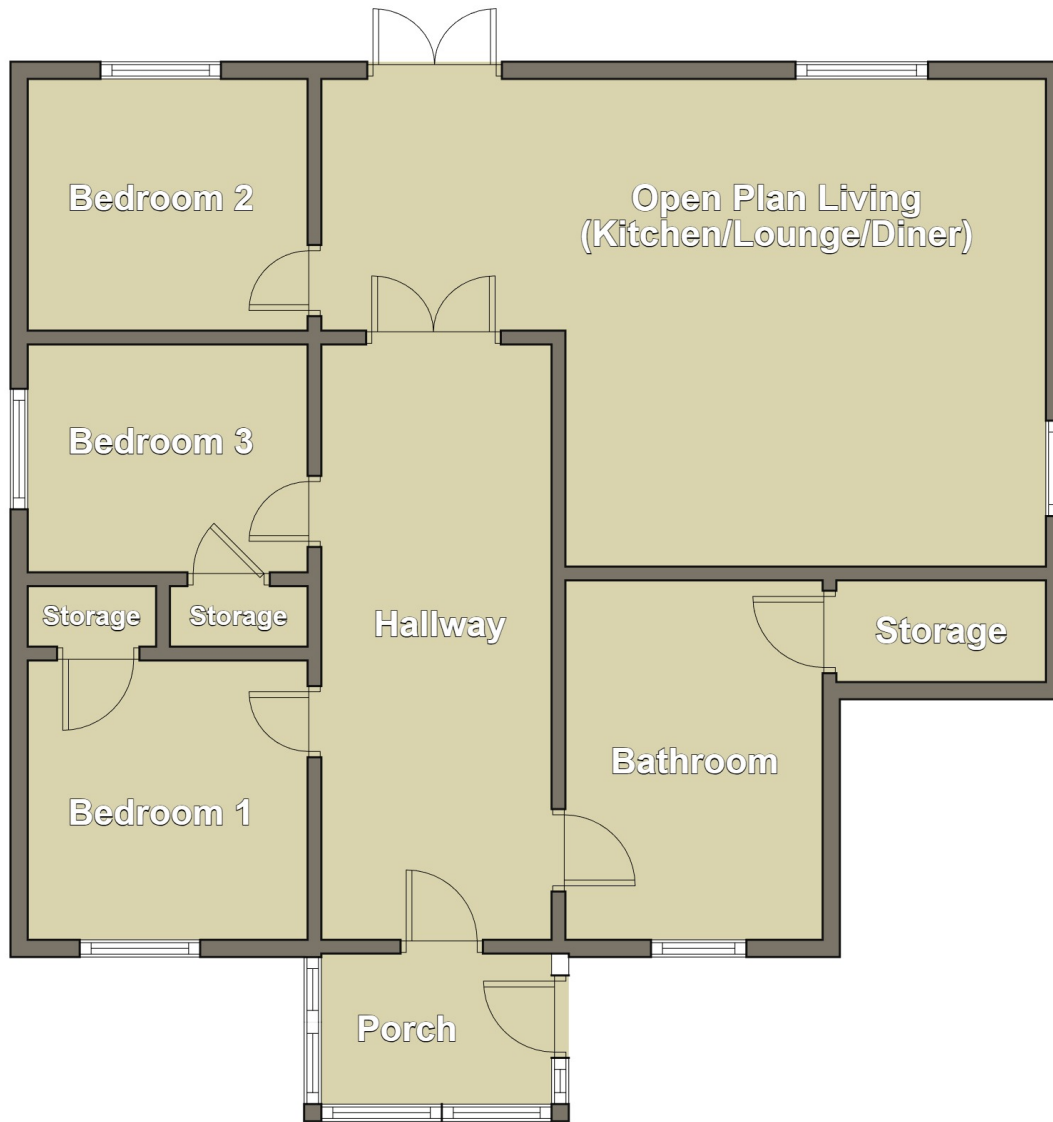




EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

FLOORPLAN



Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

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