



16 Village Close, Bryncoch, Neath, SA10 7TE

Offers In The Region Of £340,000

Situated in the popular village of Bryncoch, this charming 4/5 detached dormer-style house offers an exceptional living experience. With its prime location, residents will enjoy the tranquillity of village life while being just a short drive from the bustling amenities of Neath town centre.

This spacious property provides ample space for both relaxation and entertainment. The ground floor features an inviting entrance hallway, a well-appointed bathroom, an 'L' shaped lounge/dining room that is perfect for family gatherings, a second reception room, and there is a versatile fourth bedroom that can easily serve as a study, catering to the needs of modern living.

Upstairs, you will find three generously sized bedrooms, including a dressing room that adds a touch of luxury. The large bathroom on this floor ensures convenience for the whole family.

Side double glazed entrance door into:

Entrance hallway 13'4" x 9'8" x 6'3" (narrowest) (4.06m x 2.95m x 1.91m (narrowest))



With built-in cupboard, coved ceiling, glass panelling to lounge area, radiator, stairs to first floor.



'L' shaped lounge/dining room 17'8" x 11'10" (5.38m x 3.61m)



With tiled feature fireplace with electric fire (not tested), coved ceiling, radiator, double glazed sliding patio doors to rear garden.

Lounge/dining room



Dining room 10'9" x 7'8" (3.28m x 2.34m)



With double glazed sliding patio doors to rear garden, radiator, coved ceiling.



Kitchen 12'3" x 9'3" (3.73m x 2.82m)



Fitted with range of base and wall units in pine with grey work surfaces, stainless steel sink unit, space for cooker and fridge/freezer, integrated dishwasher and washing machine, part tiled walls, tiled floor, radiator, coved ceiling, double glazed window and door to rear.



Second reception room 12'6" x 11'10" (3.81m x 3.61m)



With double glazed window to front, radiator, coved ceiling.

Bedroom 4/sitting room 10'8" x 9'1" (3.25m x 2.77m)



With radiator, double glazed window to front.



Bathroom/w.c. 7'7" x 5'2" (2.31m x 1.57m)



With 3 piece suite in white comprising panelled bath, sink on beech effect vanity unit, radiator, tiled floor, part tiled walls, double glazed window to side.



FIRST FLOOR

Vaulted landing 14'5" x 8'9" x 5'7" (4.39m x 2.67m x 1.70m)



With cupboard housing gas combination central heating boiler, small velux window.

Bedroom one 17'8" x 11'6" (5.38m x 3.51m)



With range of fitted wardrobes with mirror sliding doors, radiator, double glazed window to rear.



Bedroom two 12'7" x 11'5" (3.84m x 3.48m)



With radiator, double glazed window to front.



Bedroom three 14'1" x 7'8" (4.29m x 2.34m)



With double glazed window to side, radiator, coved ceiling.



Dressing room/study 7'2" x 4'9" (2.18m x 1.45m)



With double glazed window to side, radiator.

Shower room 11'0" x 8'0" (3.35m x 2.44m)



4 piece suite in Peach comprising w.c., bidet, wash hand basin, double shower cubicle, part tiled walls, cushion flooring, radiator, coved ceiling, double glazed window to side.



Outside



Front garden with a variety of mature trees and shrubs. Ample off-road parking for several vehicles to the side driveway leading to single attached garage. Covered lean-to to side of property providing storage with door to rear garden. The rear garden is enclosed and comprises patio and lawned areas. There is an abundance of mature trees and shrubs, a fish pond, greenhouse and personal access door to garage. Outside water tap.



Lean-to storage to side of property.



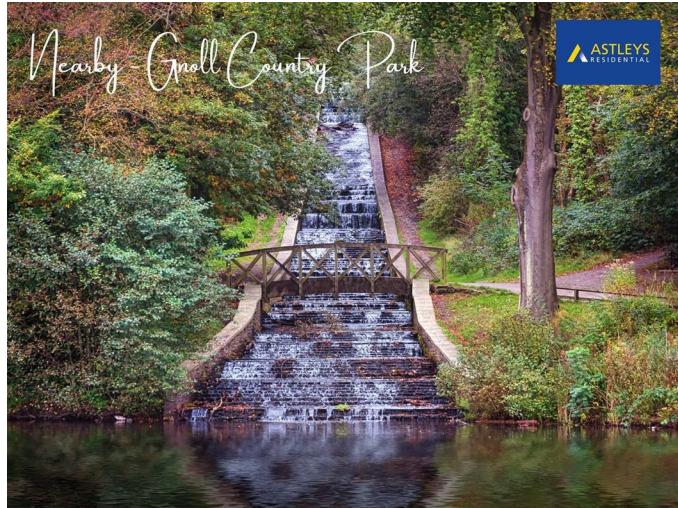
DRONE PHOTOGRAPH



Local walks



Local walks



AGENTS NOTE

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

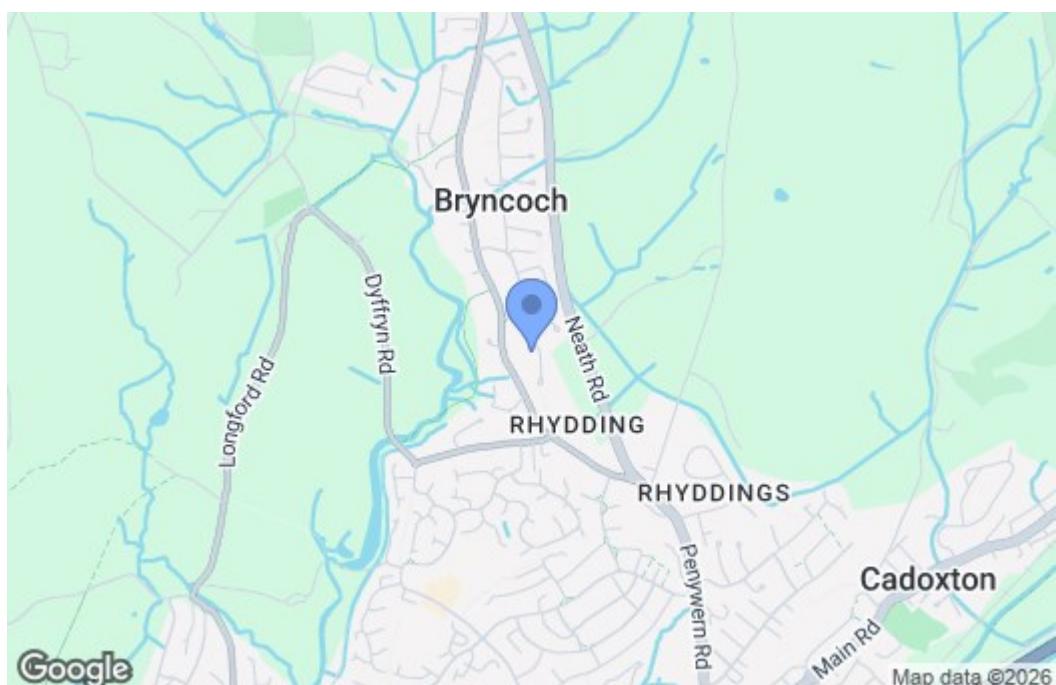
AGENTS NOTE

Council Tax Band E £2983

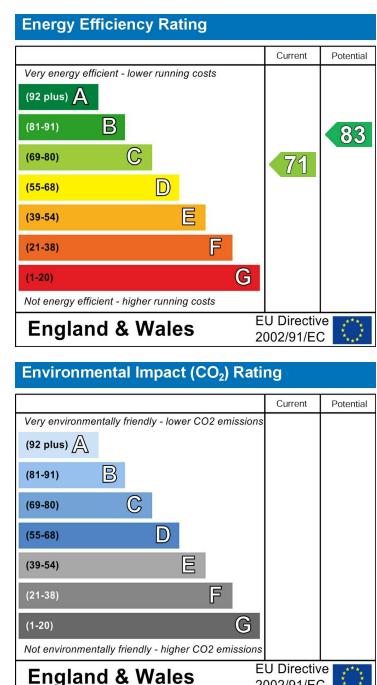
Floor Plan



Area Map



Energy Efficiency Graph



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