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10 Osprey Close
Bryncoch,
Neath,
Neath Port Talbot,
SA10 7EP

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Asking price £295,000

A spacious three-bedroom detached bungalow, tucked away in a peaceful cul-de-sac within a sought-after residential area, boasting stunning views to both the front and rear. Ideally located within easy reach of local amenities, shops, and well-regarded schools, this home offers both convenience and tranquility.

Detached three-bedroom bungalow

Quiet cul-de-sac position in a desirable residential area

Ample off-road parking via driveway and garage

Open-plan kitchen diner with solid oak finishes

Spacious reception room with feature fireplace

Conservatory opening to landscaped three-tier garden

Workshop with power, plus integral garage with electric door

Close to local shops, amenities, and schools

Stunning views to front and rear





Exterior & Approach

To the front, the property enjoys excellent kerb appeal with a paved driveway providing ample off-road parking. A concrete path leads from the drive to the entrance porch and side kitchen door. The elevated position offers lovely open views to the front aspect.

Kitchen / Dining Area

Entry is via a UPVC door into a bright and welcoming kitchen diner, thoughtfully extended by the previous owner to create an open-plan layout. Solid oak flooring flows seamlessly through the space, complementing the fitted oak wall and base units. The kitchen is well-equipped with an Integrated electric oven and hob, Integrated under-counter fridge and space for freestanding appliances, including washing machine and fridge freezer. Attractive red brick feature wall surrounds parts of the kitchen. Natural light floods the room from windows to both front and rear, each with UPVC double glazing, while two radiators provide warmth.

Hallway

The hallway, fitted with oak flooring, links the kitchen to all three bedrooms, bathroom, and reception room. A useful storage cupboard is also accessed from here.

Reception Room

Located at the front of the property, the reception room benefits from a large UPVC double-glazed window with far-reaching views, an electric fireplace with surround, and a radiator beneath the window. Oak flooring continues from the hallway, creating a consistent and stylish finish.

Bedrooms

Bedroom One – A spacious double room with fitted wardrobes and sliding doors leading directly into the conservatory. Radiator fitted.

Bedroom Two – A generous double bedroom situated at the rear, enjoying garden views through a UPVC double-glazed window. Carpeted, with radiator beneath the window.

Bedroom Three – Positioned to the side of the property, this room has a UPVC double-glazed window and is carpeted, making it ideal as a bedroom, home office, or hobby room.

Bathroom

The family bathroom is fitted with a three-piece suite comprising WC, hand basin, and bath with shower attachment. Finished with cladding around the bath/shower area and tiles to the remaining walls, the room also features a UPVC frosted double-glazed window, non-slip tiled flooring, and a radiator.

Conservatory

Accessed via bedroom one, the conservatory provides a versatile additional living space. Surrounded by double-glazed windows and fitted with three radiators, it enjoys excellent natural light and direct access to the garden.

Rear Garden The rear garden is fully enclosed with fencing, offering privacy and spectacular views. Set over three tiers, it includes - Upper patio terrace – perfect for entertaining and enjoying panoramic views. A Middle tier with Astroturf and pathway leading to a workshop with electricity. There is a Lower patio area surrounded by mature shrubs and trees, ideal for summer relaxation. The garden further benefits from side access and an outside tap.

Garage

The integral garage features an electric up-and-over door, with the combination boiler located within.





Directions

For Satnav users SA10 7EP

Tenure

Freehold

Services

All main services and metred.

Council Tax Band D

EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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DynamicPDF® Resolution 10.0 Evaluation. (www.DynamicPDF.com)

Energy performance certificate (EPC)

10 Osprey Close Bryncath SA10 7EP	Energy rating C	Valid until 29 May 2023
Property type Total floor area	Detached bungalow 54 square metres	Certificate number: 8756-1216-867-0966-0364

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

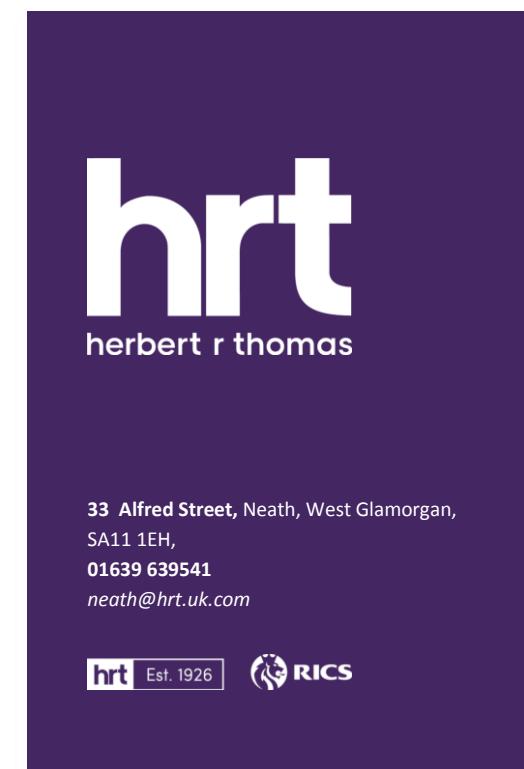
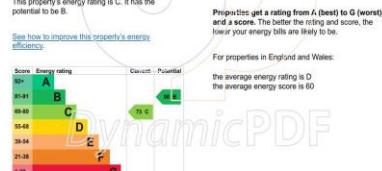
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.



These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR
1098 sq.ft. (102.0 sq.m.) approx.

