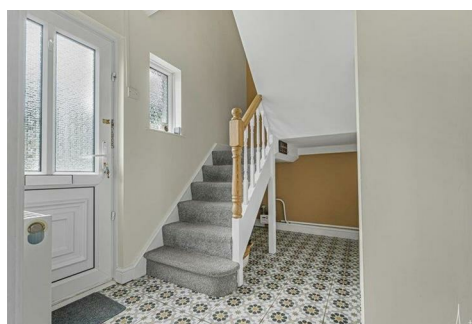




30 Penybryn, Neath, SA11 1JE

Offers In Excess Of £209,950

This beautifully appointed three-bedroom semi-detached residence has been thoughtfully extended to the rear, creating an outstanding contemporary living space that perfectly complements today's modern family lifestyle. At the heart of the home is an impressive open-plan kitchen, dining and family room, flooded with natural light and designed for both everyday living and effortless entertaining. This stunning space seamlessly blends style and practicality, making it the true focal point of the property. Adjoining the kitchen is a practical utility room, providing valuable additional storage and laundry space while keeping the main living area clutter-free.

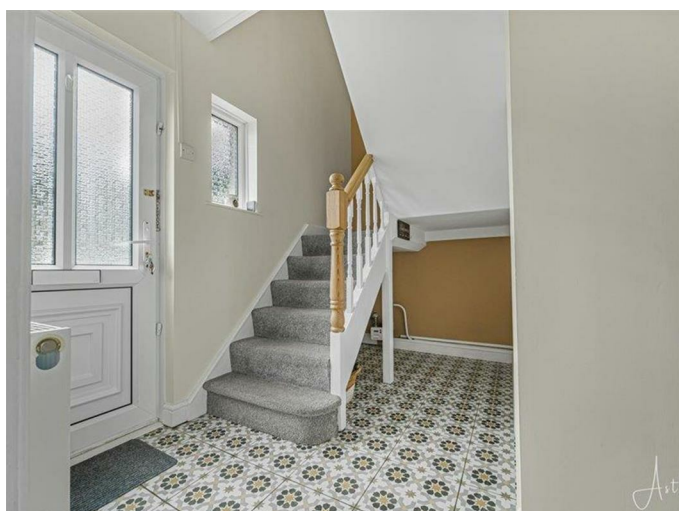
The ground floor also benefits from a separate, elegant sitting room, offering a relaxing retreat, together with a versatile study that is ideal for home working, a playroom or an additional reception room. A conveniently located cloakroom/WC is accessed directly from the entrance hallway, completing the well-planned ground floor accommodation. The first floor offers three well-proportioned bedrooms, all beautifully presented and served by a stylish family bathroom, providing comfortable accommodation for families of all sizes. Combining generous proportions with contemporary design and versatile living accommodation throughout, this exceptional home is perfectly suited to modern family life and is ready to move straight into. Early viewing is highly recommended to fully appreciate the quality, space and lifestyle this superb property has to offer.

Main Dwelling



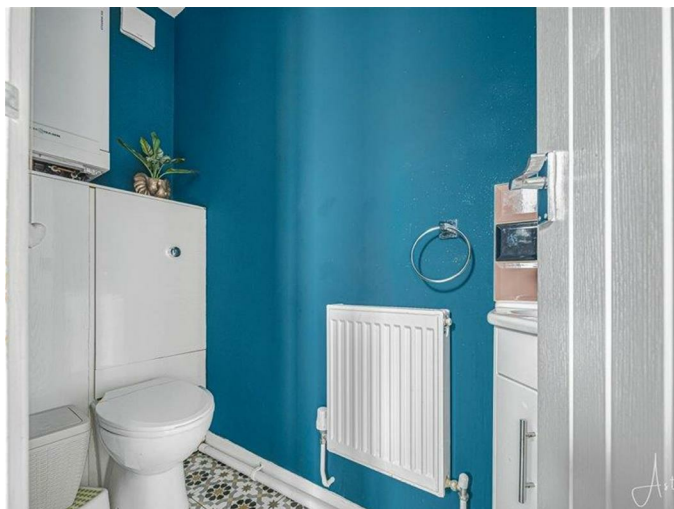
Enter through PVC door into:

Hallway 10'3" x 5'8" (3.14 x 1.73)



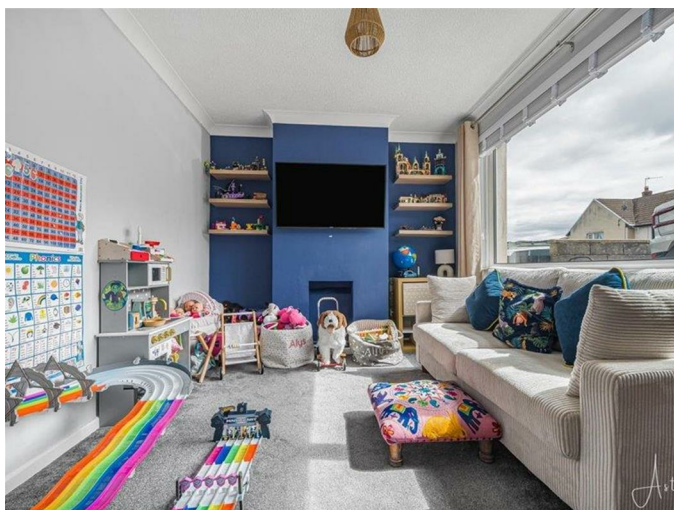
With tiled flooring, radiator and stairs to first floor.

Cloakroom 2'10" x 7'1" (0.87 x 2.16)



With two piece to include, low level wc, pedestal wash hand basin, tiled flooring, wall mounted boiler radiator.

Sitting room 10'9" x 9'6" (3.28 x 2.90)



With large window to front, radiator and coved ceiling.

Study 7'1" x 5'1" (2.17 x 1.56)



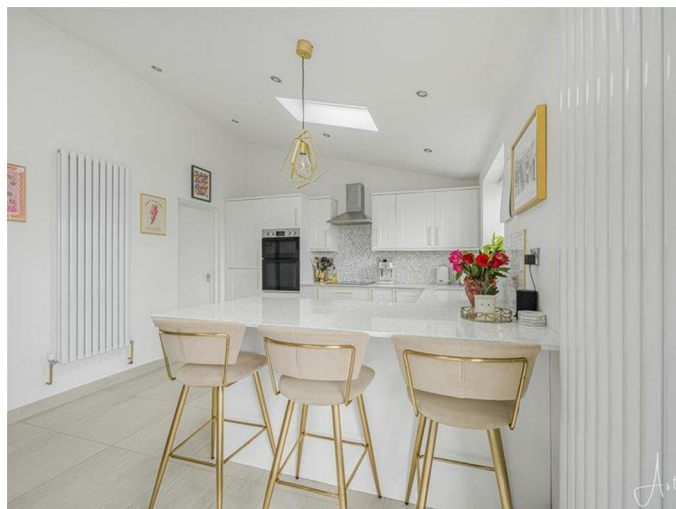
With tiled flooring, radiator and window to side.

Kitchen/Family room 19'1" x 23'2" (5.83 x 7.08)

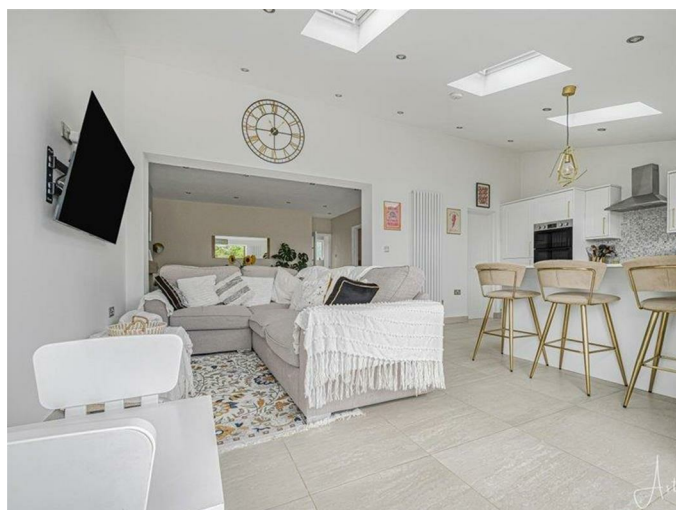


This impressive open-plan kitchen/family room is fitted with a range of cream base and wall units, complemented by integrated appliances including a fridge/freezer, dishwasher, wine cooler, electric hob and double ovens. Tiled flooring runs throughout, while bi-folding doors open onto the rear garden, flooding the space with natural light. The room also benefits from two contemporary upright radiators and offers clearly defined areas for dining and relaxed family living, making it an ideal space for both everyday life and entertaining.

Kitchen/Family room



Kitchen/Family room



Kitchen/Family room

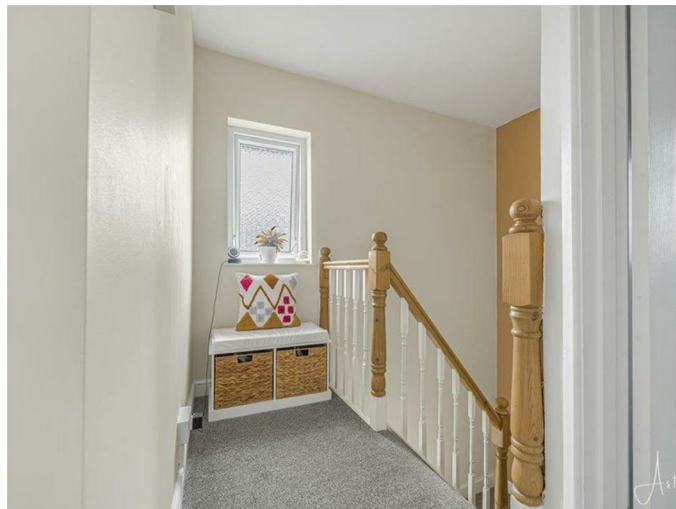


Utility room 5'5" x 7'6" (1.66 x 2.31)



With base and units in white with coordinating work surfaces to include, space for washing machine and tumble dryer, ceramic sink and drainer with mixer tap, radiator, tiled flooring and door to rear garden.

Landing 12'2" x 9'8" (3.73 x 2.96)



With window to front and attic hatch.

Bedroom one 10'5" x 10'11" (3.20 x 3.34)



Double bedroom with window to rear and radiator.

Bedroom one



Bedroom two



Bedroom two 12'7" x 9'1" (3.84 x 2.78)



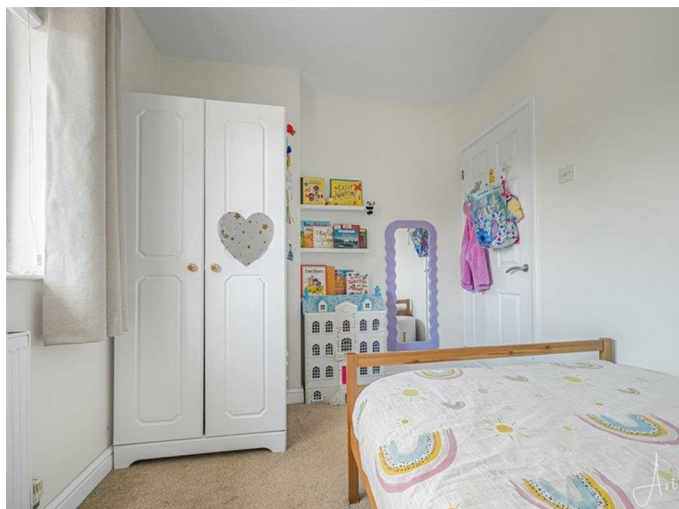
Double bedroom with storage eves, radiator and window to front.

Bedroom three 10'7" x 7'10" (3.25 x 2.40)

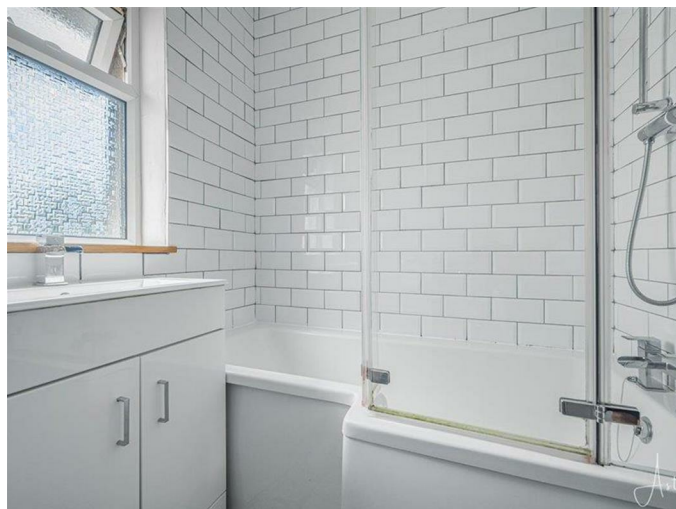


Double bedroom with window to rear and radiator.

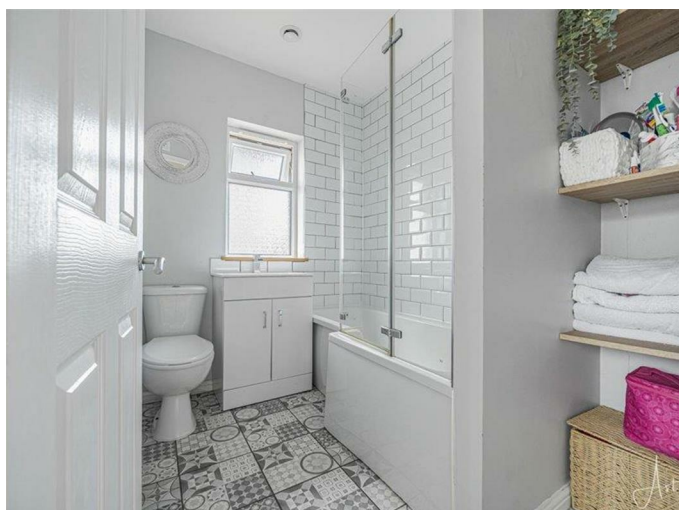
Bedroom three



Bathroom



Bathroom 7'7" x 6'1" (2.32 x 1.86)



Outside



Fitted with four piece suite to include, low level wc, sink on vanity unit, panelled bath with shower over, part tiled walls, tiled flooring, upright radiator and window to rear.

Outside



Outside



Outside



Drone Image



Agents Notes

Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
7 Mbps

Superfast
55 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

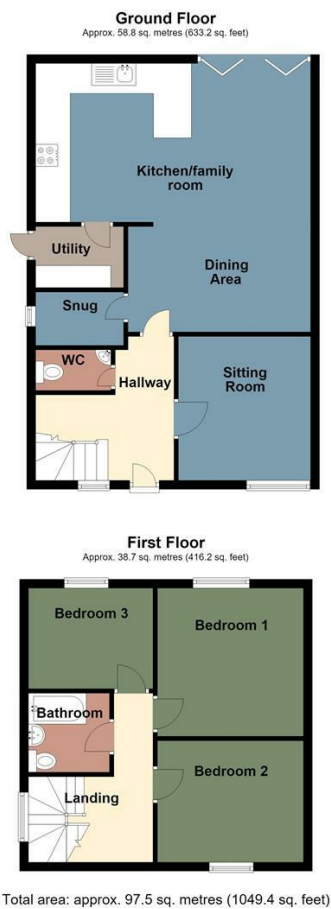
Agents Notes

Local Authority Neath Port Talbot
Council Tax Band: B
Annual Price: £1,977

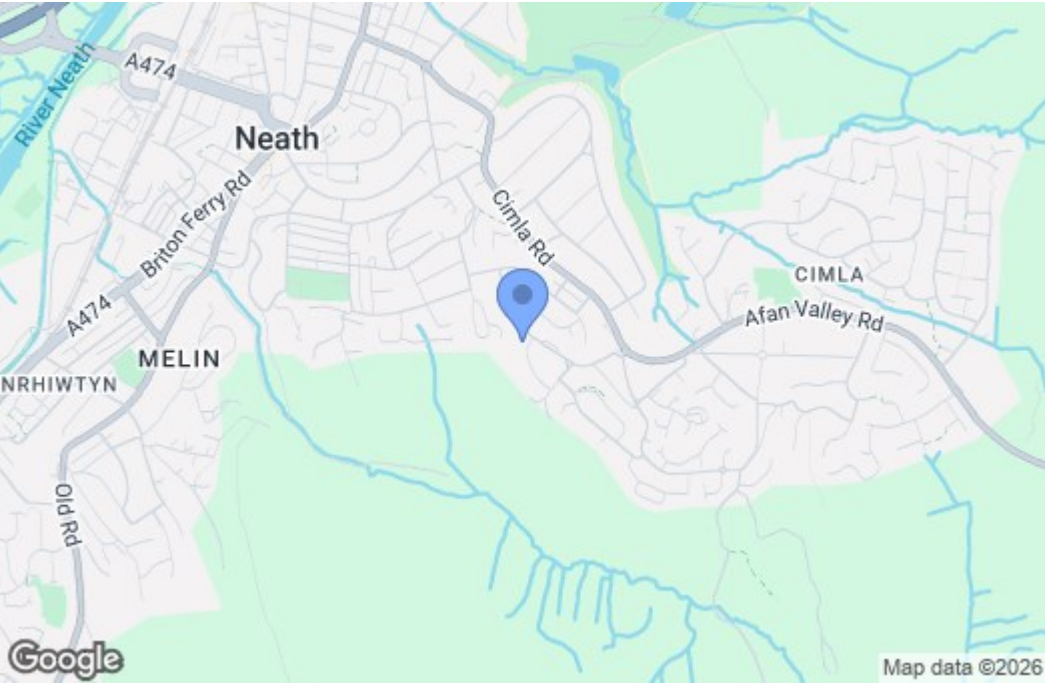
Conservation Area : No

Flood Risk
River : Very low
Seas : Very low

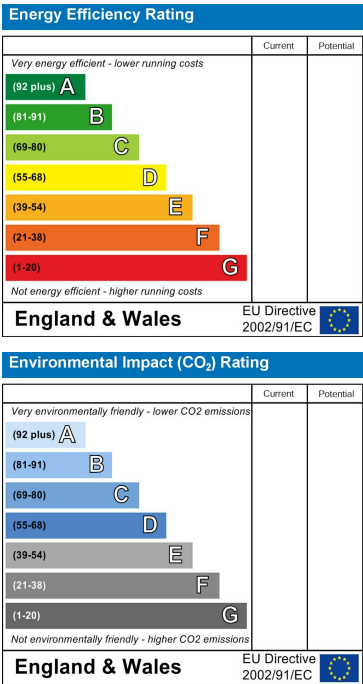
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.