



17 Bryncatwg, Neath, SA10 8BG

Offers In The Region Of £259,950

****NO ONWARD CHAIN****

Early viewing is highly recommended to fully appreciate the space, setting and stunning views this property has to offer.

Situated in a highly sought-after residential location, this beautifully presented three-bedroom semi-detached home enjoys breathtaking panoramic views across Neath and offers versatile accommodation arranged over three floors.

Well maintained throughout, the property provides spacious and flexible living accommodation, making it an ideal home for a range of buyers.

The ground floor comprises a welcoming entrance hall, a comfortable lounge and a useful storage cupboard. To the first floor, there is a fitted kitchen, family bathroom and a versatile dining room, which could alternatively be used as a third bedroom depending on individual requirements.

Main Dwelling



Enter through PVC door into:

Porch 4'3" x 4'6" (1.30 x 1.38)



With PVC door, tiled flooring, window to side and door into:

Hallway 15'3" x 6'0" (4.65 x 1.83)



With stairs to first floor, radiator and storage cupboard.

Lounge 15'9" x 12'4" (4.82 x 3.77)



Cosy lounge with large window to front, electric fire (not tested) with brick feature surround, radiator and coved ceiling.



First floor landing 5'11" x 15'6" (1.81 x 4.73)



Kitchen 10'10" x 10'2" (3.32 x 3.10)



Fitted with base and wall units in white with

coordinating work surface to include, stainless steel sink and drainer, part tiled walls, electric cooker and oven, space for washing machine and fridge/freezer, radiator, window to rear and door to rear garden.



Bathroom 5'5" x 6'11" (1.67 x 2.12)



Fitted with three piece suite in white to include; panelled bath, low level wc, pedestal wash hand basin, shower cubicle, part tiled walls, cushioned flooring, radiator and window to rear.



Dining room/Bedroom two 10'8" x 10'0" (3.27 x 3.05)



With large window to rear, radiator and cove ceiling.



Second floor landing 5'1" x 12'4" (1.56 x 3.76)



Bedroom one 12'4" x 13'8" (3.77 x 4.19)



Double bedroom with a range of fitted wardrobes, storage cupboard, coved ceiling, radiator and large window to front.



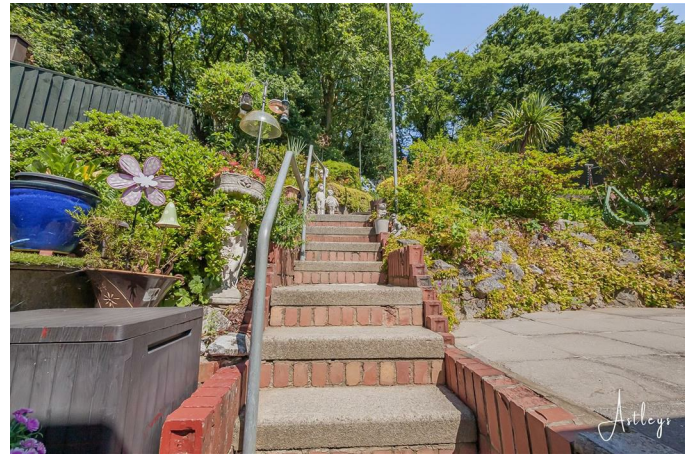
Bedroom three 12'7" x 8'3" (3.85 x 2.52)



With storage cupboard housing combination boiler, coved ceiling, radiator and window to front.



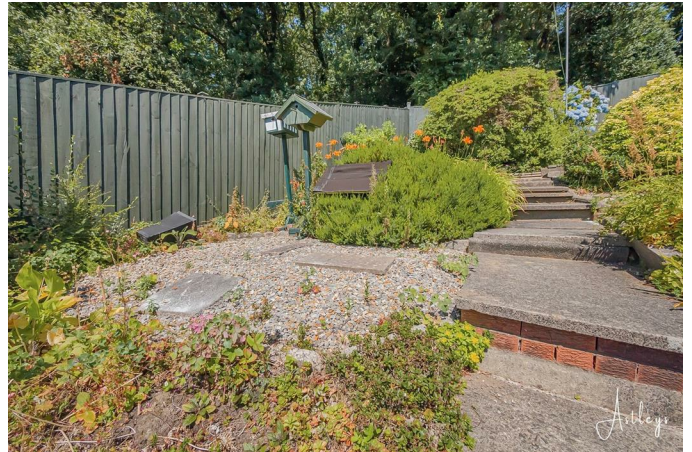
Outside



Externally, the property enjoys a beautifully landscaped, tiered rear garden, thoughtfully maintained and offering truly spectacular panoramic views across Neath and the surrounding countryside. This wonderful outdoor space provides the perfect setting for both relaxation and entertaining, while also benefiting from an outside WC, convenient side access, and a useful storage shed.

To the front, the property is equally impressive, featuring ample off-road parking and a garage with an electrical supply and water usage, offering excellent versatility for secure storage, a workshop, or additional hobby space.





Drone Image





Agents Notes

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

6 Mbps

Superfast

75 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability:

BT

Sky

Virgin

Agents Notes

Local Authority: Neath Port Talbot

Council Tax Band: D

Annual Price:

£2,541

Conservation Area: No

Flood Risk

River : Very low

Seas : Very low

Floor Plan

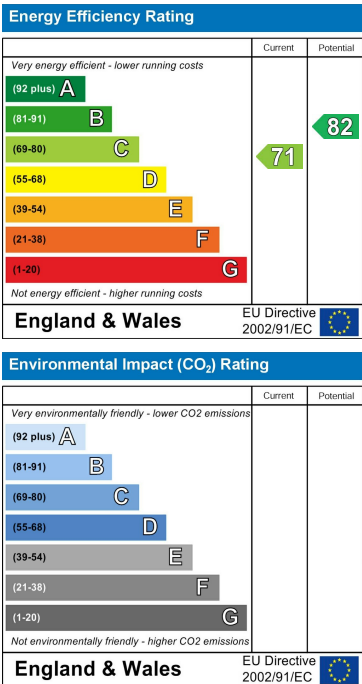


Total area: approx. 109.0 sq. metres (1173.4 sq. feet)

Area Map



Energy Efficiency Graph



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