



## 6 Maes Y Deri, Cilfrew, Neath, SA10 8LT

**Offers In Excess Of £200,000**

An exceptional four-bedroom semi-detached residence, beautifully presented throughout and offering an impressive blend of refined interiors and contemporary family living. Upon entering, you are welcomed by a stylish and elegant lounge, thoughtfully designed to provide a warm yet sophisticated space for both relaxation and entertaining. To the rear, the stunning kitchen/diner forms the true heart of the home, featuring generous dining space and direct access to the garden, creating a seamless setting for modern living and social occasions alike. A well-appointed ground floor bathroom adds further practicality and convenience. The first floor offers four beautifully proportioned bedrooms, each finished to a high standard, providing versatile accommodation ideal for growing families, guest rooms, or dedicated home working. Externally, the property continues to impress with a private rear garden, expertly arranged with a manicured lawn and a contemporary patio terrace — perfect for al fresco dining, summer entertaining, or simply unwinding in peaceful surroundings.

This outstanding home represents a rare opportunity to acquire a property of true quality, combining space, style, and comfort in equal measure.

## Main Dwelling



Enter through PVC door into:

**Hallway 3'8" x 8'8" (1.119 x 2.644)**



With coved ceiling, stairs to first floor, window to front and tiled flooring.

## Hallway



**Bathroom 4'5" x 8'4" (1.356 x 2.552)**



Fitted with three piece suite to include, low level wc, sink on vanity unit, panelled bath with shower over, window to side, heated towel rail and tiled floor.

**Lounge 13'3" x 11'10" (4.056 x 3.627)**



Spacious lounge with coved ceiling, large window to front, electric fire (not tested), laminate flooring and door into:

**Lounge**

**Kitchen/Diner 10'0" x 21'2" (3.067 x 6.470)**



Fitted with base and wall units in high gloss with coordinating laminate work surfaces to include integrated dishwasher, fridge/freezer, tiled flooring, space for washing machine and tumble dryer, gas hob and oven with extractor over and patio doors to rear garden.

**Kitchen/Diner**



**Landing 6'1" x 8'6" (1.861 x 2.600)**

With attic hatch.

**Bedroom one 11'11" x 11'6" (3.649 x 3.510)**



Double bedroom with coved ceiling, radiator and window to front.

**Bedroom one**



**Bedroom two**



**Bedroom two 10'4" x 10'2" (3.173 x 3.108)**



Double bedroom with window to rear, radiator and covered ceiling.

**Bedroom three 10'2" x 11'6" (3.108 x 3.510)**



Double bedroom with window to rear, radiator and covered ceiling.

**Bedroom three**



**Bedroom four**



**Bedroom four 8'3" x 9'10" (2.515 x 3.014)**



Double bedroom with radiator, coved ceiling and window to front.

**Outside**



Rear garden offering laid to lawn and patio area.

Outside



Outside



Outside



Outside



**Agents Notes**

Local Authority: Neath Port Talbot

Council Tax Band: B

Annual Price: £1,898

Conservation Area: No

**Agents Notes**

Flood Risk

River : Very low

Seas : Very low

**Agents Notes**

Mobile Coverage:

O2

Satellite / Fibre TV Availability

BT

Sky

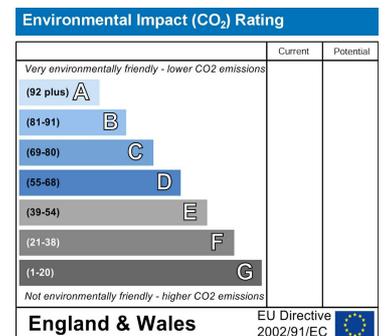
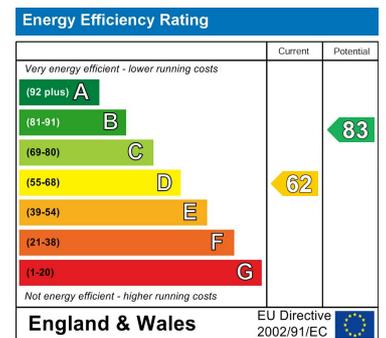
Virgin

## Floor Plan

## Area Map



## Energy Efficiency Graph



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