

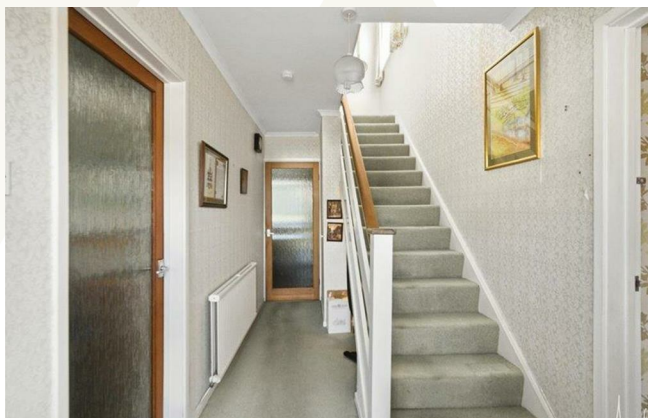
50 Brookfield, Neath, SA10 7EH



£300,000

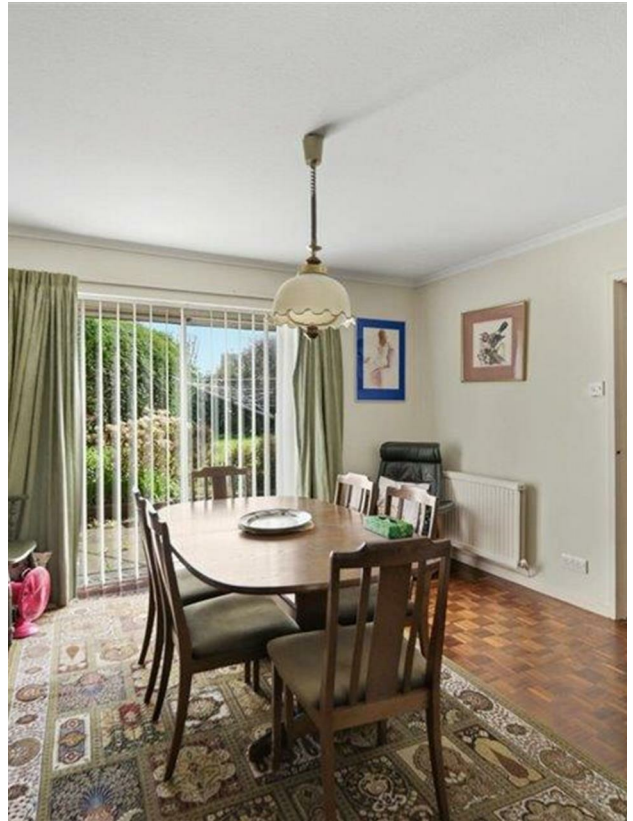


Total area: approx. 165.8 sq. metres (1784.8 sq. feet)



50 Brookfield, Neath, SA10 7EH

Situated in a highly sought-after location, this spacious detached family home is offered to the market with vacant possession and presents an excellent opportunity for buyers looking to create a wonderful long-term family residence. The property boasts four generously sized bedrooms and two bathrooms, providing ample accommodation for modern family living. The home offers spacious and well-proportioned rooms throughout, including a fitted kitchen complemented by a large utility room, making it both practical and functional for everyday use. Positioned on a desirable corner plot, the property benefits from an attached garage and a driveway, providing convenient off-road parking. With plenty of space both inside and out, and offering significant potential for buyers to personalise and enhance, this property represents an ideal opportunity to acquire a substantial family home in a popular and well-established area.



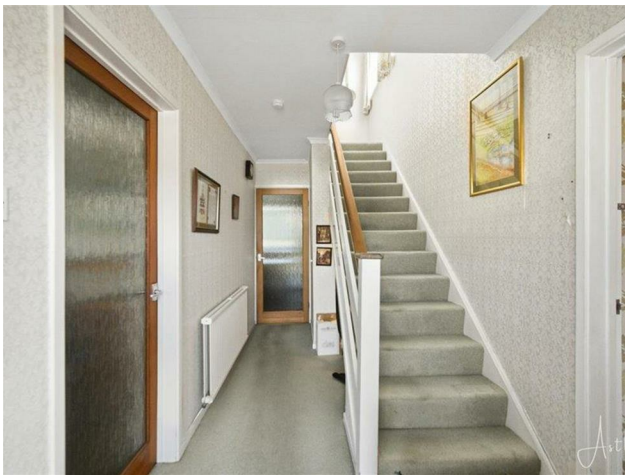
Main dwelling



Enter via glass panel door and window into hallway.

Hallway

14'11" x 6'2"



Stairs to first floor and radiator.

Lounge

19'1" x 10'8"

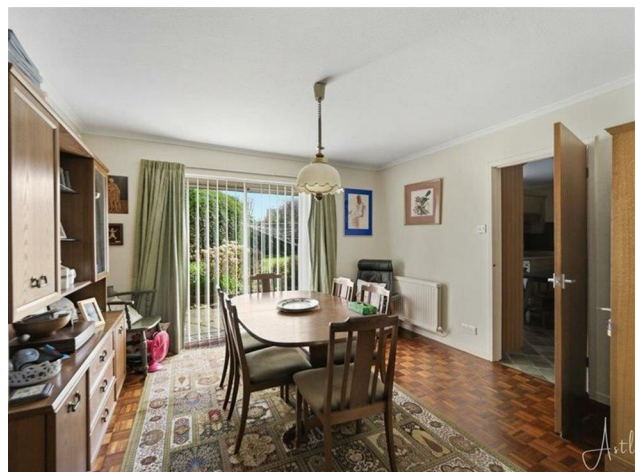


Spacious lounge with block parquet flooring, window to front, feature fire place, radiator, opening through to the dining room.



Dining room

12'4" x 10'9"



Sliding doors to the rear garden, door to kitchen and radiator.

Kitchen
13'0" x 10'11"



Fitted with a range of Oak style fronted doors to include; housed oven and grill, electric oven with extractor hood above, room for dishwasher, sink drainer with mixer taps, built-in-understairs cupboard and door into utility room.



Utility room
16'4" x 8'6"



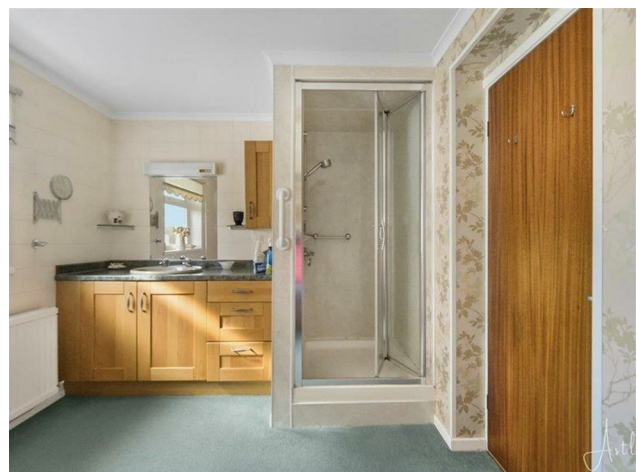
Good size room, plumbed for washing machine, room for dryer, sink drainer, door to rear.



Bathroom/shower room
10'5" x 8'6"



Access off the hallway, corner bath, separate shower cubicle, vanity wash hand basin, window to side and radiator.



Landing
15'6" x 2'10"
With window to side

Bedroom one
12'10" x 10'5"



Double room with window to front and radiator.



Bedroom three
10'9" x 9'11"



Double room with window to rear and radiator.

Bedroom two
10'7" x 9'3"



Double room with window to front and radiator.

Bedroom four
12'8" x 7'7"



With window to rear and radiator.

Shower room
6'10" x 5'10"



Shower, low level WC, wash hand basin and radiator and window to side.



Rear garden



Corner plot, filled with mature trees and bushes, enclosed to rear, garden to side with off road parking to front which leads to a single garage.



Rear garden



Drone



Services

Conservation Area

No

Flood Risk

River : Very low

Seas : Very low

Floor Area

0 ft 2 / 0 m 2

Plot size

0.11 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

12 Mbps

Superfast

60 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

Council tax

Local Authority

Neath Port Talbot

Council Tax

Band:

E

Annual Price:

£2,983



Ground Floor

Approx. 107.1 sq. metres (1152.3 sq. feet)



First Floor

Approx. 58.8 sq. metres (632.5 sq. feet)



Total area: approx. 165.8 sq. metres (1784.8 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	