



## 7 Bittern Court, Bryncoch, Neath, SA10 7EX

Offers In The Region Of £550,000

A prestigious double-fronted detached family home offering spacious and versatile accommodation. The ground floor comprises three reception rooms, a generous kitchen/dining area, a separate utility room, and a gym. The first floor features four well-proportioned bedrooms, two with en-suite facilities. Externally, the property benefits from a large driveway providing parking for up to four vehicles and a fully enclosed rear garden. Additional features include front and rear security cameras, a fitted alarm system, and owned solar panels. Offered with no onward chain, this property presents an ideal opportunity for modern family living.

## Main Dwelling



Enter through composite door into:

### **Porch 6'2" x 3'7" (1.886 x 1.098)**

With radiator, herringbone flooring, coved ceiling, spot lights and double doors into:

### **Hallway 11'10" x 6'1" (3.609 x 1.869)**



With stairs to first floor, herringbone flooring, radiator and coved ceiling.

### **Cloakroom 5'6" x 3'4" (1.698 x 1.030)**



With part tiled walls, spot lights, double glazed window to side, herringbone flooring, low level wc, sink on vanity unit and upright heated towel rail.

### **Snug 12'4" x 12'3" (3.778 x 3.747)**



Cosy room with coved ceiling, radiator and large double glazed bay window to front.



**Lounge 17'11" x 11'10" (5.473 x 3.613)**



With large double glazed bay window to front, radiator, wooden panels, laminate flooring, and coved ceiling.

**Kitchen/diner 33'10" x 8'9" widening to 11'10" (10.326 x 2.669 widening to 3.628)**



Fitted with base and wall units in a grey shaker style with coordinating work surfaces to include; induction hob with extractor over, electric oven and warmer, integrated fridge/freezer and dishwasher, wine cooler, matt grey sink and drainer with mixer taps, double glazed window to rear, radiator, part tiled walls, herringbone flooring, coved ceiling and patio doors to rear garden.





**Utility room 7'0" x 8'9" (2.138 x 2.675)**



Fitted with base units in grey shaker style with space for washing machine, tumble dryer, stainless steel sink and drainer, herringbone flooring, coved ceiling and radiator.

**Reception room 14'4" x 12'4" (4.387 x 3.775)**



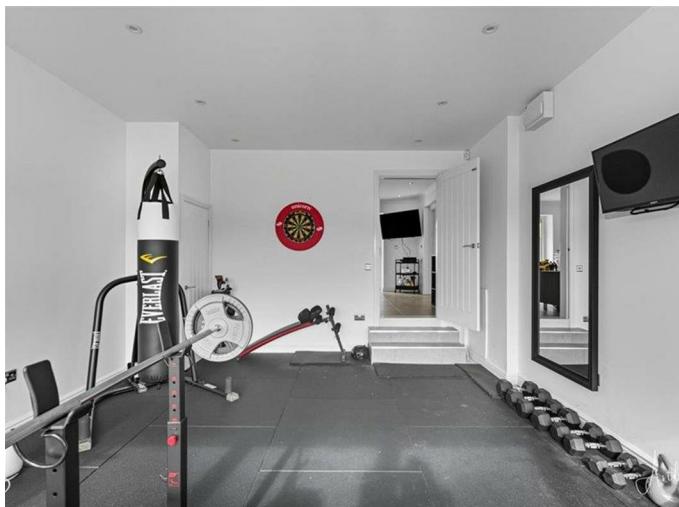
With tiled flooring, underfloor heating, coved ceiling, spot lights, log burner (not tested), bi fold doors to rear garden and step down into gym.



**Gym 13'11" x 13'7" (4.249 x 4.142)**



With cushioned flooring, spot lights, bi fold doors and storage cupboard housing boiler.



**Landing 21'4" x 2'7" (6.504 x 0.808)**

With attic hatch and two storage cupboards.

**Bedroom one 13'11" x 13'7" lengthening to 20'10" (4.249 x 4.142 lengthening to 6.362)**



Large double bedroom with large double glazed window to front and radiator, coved ceiling and radiator.



**Ensuite 6'9" x 7'3" (2.062 x 2.219)**

Fitted with three piece suite to include walk in shower, low level wc, sink on vanity unit, fully tiled walls and floor, upright radiator and double glazed window to rear.



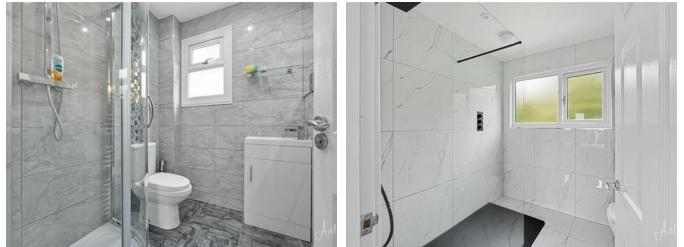
**Bedroom two 11'10" x 14'11" (3.626 x 4.570)**



Double bedroom with large double glazed window to front, radiator and built in storage.



**Ensuite 5'0" x 6'0" (1.534 x 1.841)**



Fitted with three piece suite in white to include, corner shower, sink on vanity unit, low level wc, fully tiled walls and floor, spot lights, upright radiator and double glazed window to rear.

**Bedroom three 11'3" x 8'9" (3.441 x 2.679)**



With large window to front and radiator.

**Bedroom four 10'1" x 8'9" (3.079 x 2.685)**



With large double glazed window to front and radiator.

**Bathroom 6'0" x 14'10" (1.846 x 4.541)**



Large family bathroom with fitted three piece suite to include, tub style bath, low level wc, sink on vanity unit, fully tiled walls and floor, upright radiator, spot lights and double glazed window to rear.



## Outside



The rear garden offers a fully enclosed rear garden featuring two practical storage sheds, a low-maintenance artificial lawn, and a generous patio area, complete with a Lazy Spa which is to remain. Further benefits include front and rear security cameras and a fitted alarm system, providing additional peace of mind.



## Drone Image



### Agents notes

Neath Port Talbot Council Tax Band: G

Annual Price: £4,068

### Agents notes

Conservation Area :

No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

1,517 ft 2 / 141 m 2

Plot size:

0.12 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

13 Mbps

Superfast

70 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability:

BT

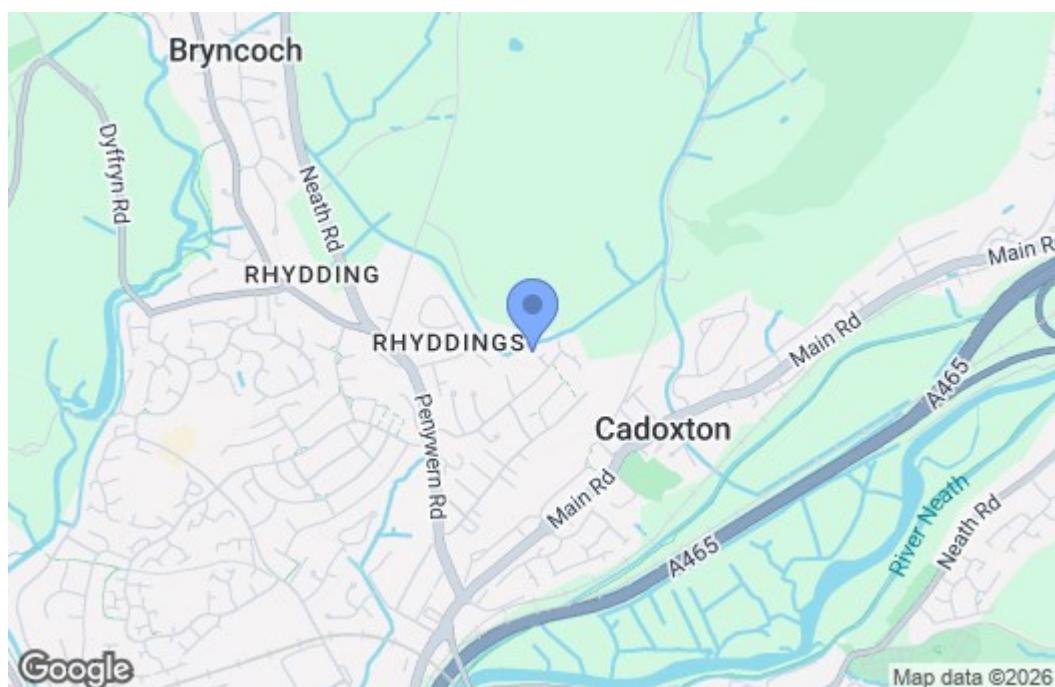
Sky

Virgin

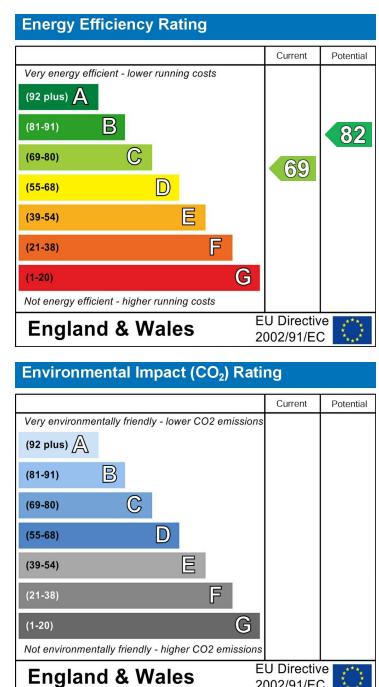
## Floor Plan



## Area Map



## Energy Efficiency Graph



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