

## 54 Maes Yr Hafod, Neath, SA10 8AZ

**Offers In The Region Of £314,950**

A well-presented three-bedroom detached residence situated within a highly sought-after residential location. The property offers spacious and well-proportioned accommodation throughout, ideally suited to modern family living. The ground floor comprises a welcoming entrance hall, a generous lounge/dining room providing ample space for both relaxation and entertaining, a fitted kitchen with a range of wall and base units, and a conservatory offering additional versatile living space with pleasant views over the rear garden. A convenient downstairs cloakroom completes the ground floor accommodation. To the first floor, the property features three well-proportioned bedrooms, including a principal bedroom benefitting from en-suite facilities. The remaining bedrooms are served by a family bathroom fitted with a contemporary suite. Externally, the property occupies a desirable plot and benefits from an enclosed rear garden, off-road parking, and a garage, providing excellent storage and parking solutions.

The property is well positioned for access to local amenities, reputable schools, and transport links, making it an ideal purchase for families and professionals alike. Early viewing is highly recommended to fully appreciate the accommodation and location on offer.



## Main Dwelling



Enter through a PVC door into:

## Hallway 16'6 x 3'96 (5.03m x 0.91m)



With stairs to first floor, coved ceiling and radiator

## Cloakroom 3'02 x 7'31 (0.97m x 2.13m)



Fitted with two piece suite to include low level wc, pedestal wash hand basin, radiator, part tiled walls and window to front.

## Lounge 16'47 x 10'73 (4.88m x 3.05m)



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

**Dining room 8'93 x 10'46 (2.44m x 3.05m)**



With coved ceiling, radiator, door into kitchen and sliding doors to conservatory.

**Kitchen 10'31 x 9'28 (3.05m x 2.74m)**



Fitted with base and wall units in a light brown with coordinating work surfaces to include, part tiled walls, electric oven and hob with extractor over, space for fridge/freezer and dishwasher, wall mounted boiler, radiator, window to rear and door to rear garden.

**Kitchen**



**Conservatory 10'28 x 10'57 (3.05m x 3.05m)**



With radiator and door to rear garden.



**Landing 9'13 x 9'76 (2.74m x 2.74m)**



With window to side and attic hatch.

**Bedroom one 11'37 x 12'97 (3.35m x 3.66m)**



Double bedroom with fitted wardrobes, large window to front, coved ceiling, radiator and door into ensuite.

**Bedroom one**



**Ensuite 3'27 x 8'47 (0.91m x 2.44m)**



Fitted with three piece suite to include walk in shower, low level wc, pedestal wash hand basin, part tiled walls and window to side.

**Bedroom two 10'26 x 11'22 (3.05m x 3.35m)**



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

**Bedroom two**



**Bedroom three 7'04 x 10'55 (2.24m x 3.05m)**



With a range of fitted wardrobes, coved ceiling, window to rear and radiator.

**Bathroom 8'08 x 6'84 (2.64m x 1.83m)**



Fitted with three piece suite in white to include; panelled bath, low level wc, pedestal wash hand basin, part tiled walls, storage cupboard housing water tank and window to rear.



## Outside



Enclosed rear garden offering laid to lawn and patio area. Also benefits from access to the garage and side access to the driveway.

## Outside



## Outside



## Drone Image



## Drone Image



## Agents Notes

Mobile coverage:

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
15 Mbps  
Superfast  
56 Mbps  
Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

### **Agents notes**

Local Authority: Neath Port Talbot

Council Tax Band: E

Annual Price: £3,106

Conservation Area: No

Flood Risk

River : Very low

Seas : Very low



## Floor Plan

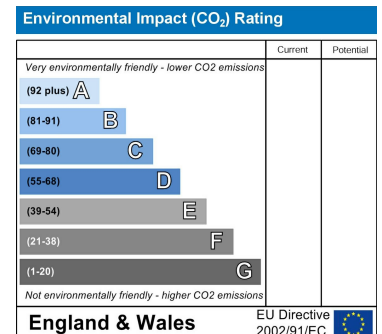
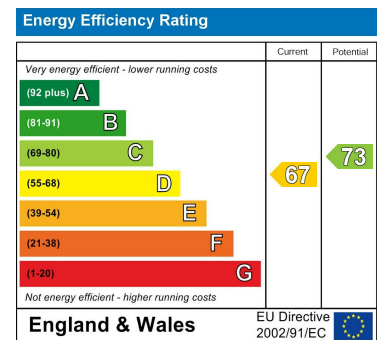


Total area: approx. 104.5 sq. metres (1125.2 sq. feet)

## Area Map



## Energy Efficiency Graph



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