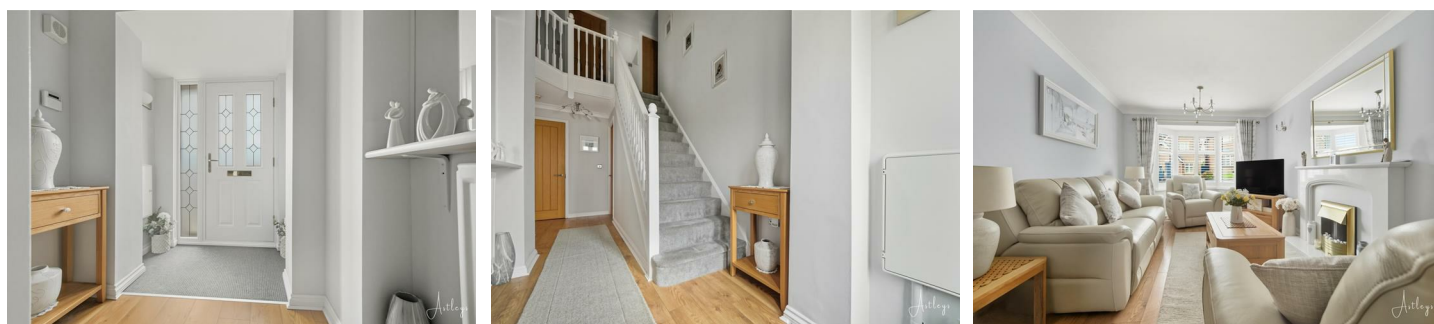




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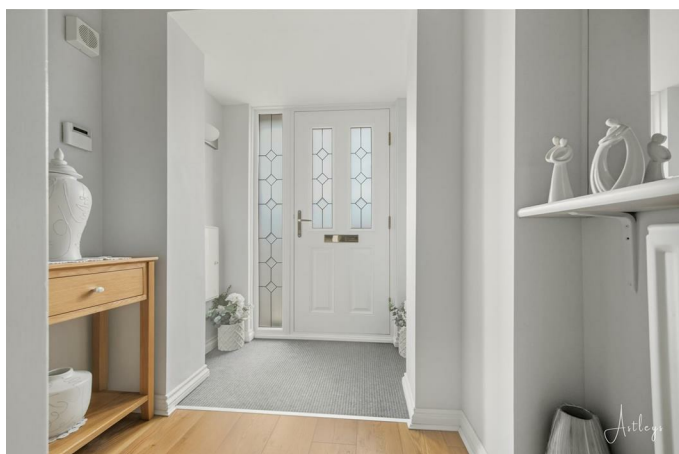
Offers In The Region Of £374,950

A modern detached family home, which is presented to a very high standard by the present owner. Offering spacious accommodation over 2 floors to include entrance hallway, cloakroom, lounge, dining room, sunroom and kitchen to the ground floor and 4 bedrooms, ensuite shower room and family bathroom/w.c. to the first floor. Externally, there is off-road parking to the front brick paved driveway leading to integral garage and beautifully laid out garden to the rear. Situated in quiet cul-de-sac location, on a popular residential development, within close proximity of local schools, Neath Port Talbot College and a short distance from all amenities and facilities at Neath Town Centre.

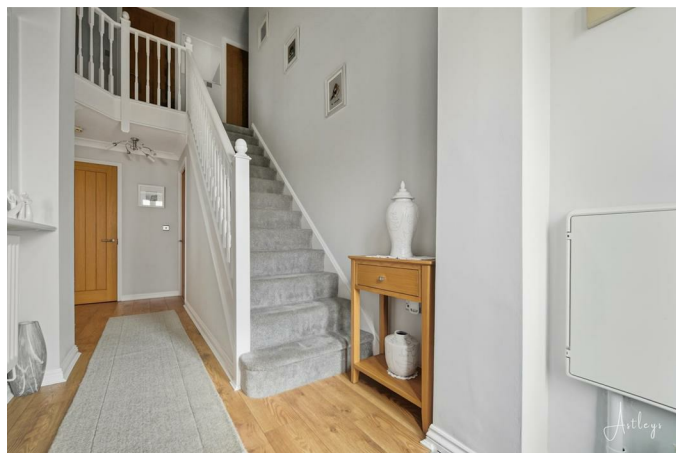
Main dwelling



Front composite entrance door into:



Entrance hallway 18'10" x 6'1" (5.74m x 1.85m)



Vaulted ceiling, stairs to first floor, radiator and laminate flooring.

Cloakroom 7'3" x 3'3" (2.21m x 0.99m)

2 piece suite in white comprising w.c. and wash hand basin, tiled floor, part tiled walls, window to rear and heated towel rail.

Lounge 15'11" x 10'5" (4.85m x 3.18m)



With white feature fireplace with fitted electric fire (not tested), double glazed bay window to front, laminate flooring, 2 radiators, coved ceiling, double doors to:



Dining Room 10'7" x 8'8" (3.23m x 2.64m)



With laminate flooring, radiator, coved ceiling, arch to:



Sun room 12'9" x 12'0" (3.89m x 3.66m)



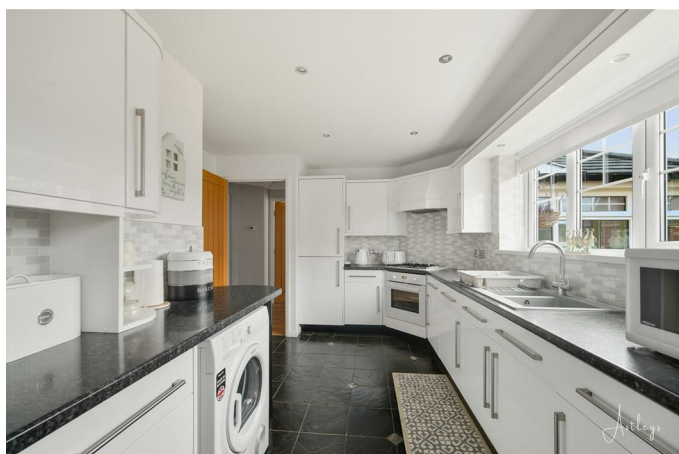
With French doors to rear garden, laminate flooring.



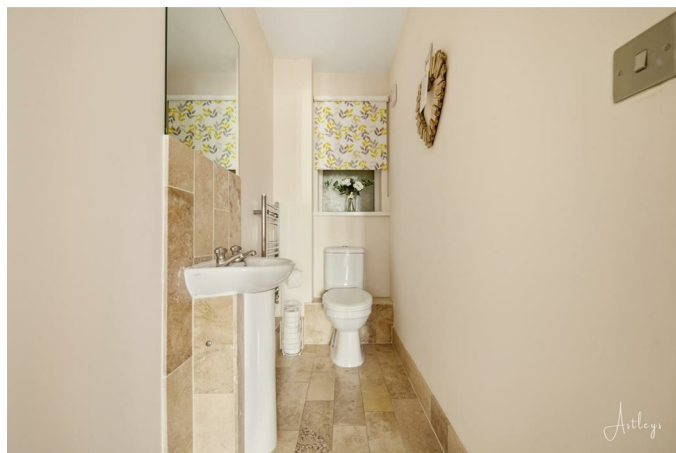
Kitchen 14'2" x 10'9" (4.32m x 3.28m)



Fitted with a range of white high-gloss base and wall units with co-ordinating work surface, grey composite sink with drainer, integrated washing machine and fridge/freezer, electric oven with gas hob and extractor over, fitted breakfast bar, part tiled walls, tiled floor, radiator, understairs cupboard, double glazed door and window to rear garden, spotlights to ceiling.



Cloakroom



FIRST FLOOR

Gallery landing 13'11" x 8'3" (4.24m x 2.51m)



With fitted airing cupboard housing combination boiler, access to roof space via drop down ladder which is part boarded, radiator.



Bedroom one 16'9" x 11'3" plus 2' robes (5.11m x 3.43m plus 0.61m robes)



With double glazed window to front and radiator.



Ensuite shower room 7'4" x 4'10" (2.24m x 1.47m)



3 piece suite in white comprising double shower cubicle, sink and w.c. in sealed beech colour vanity unit, part tiled walls, part respatex to shower area, double glazed window to side, upright heated towel rail.



Bedroom two 13'8" x 8'8" (4.17m x 2.64m)



With built-in storage cupboard, double glazed window to front, radiator, laminate flooring.



Bedroom three 10'4" x 9'2" (3.15m x 2.79m)



With double glazed window to rear, radiator, laminate flooring.

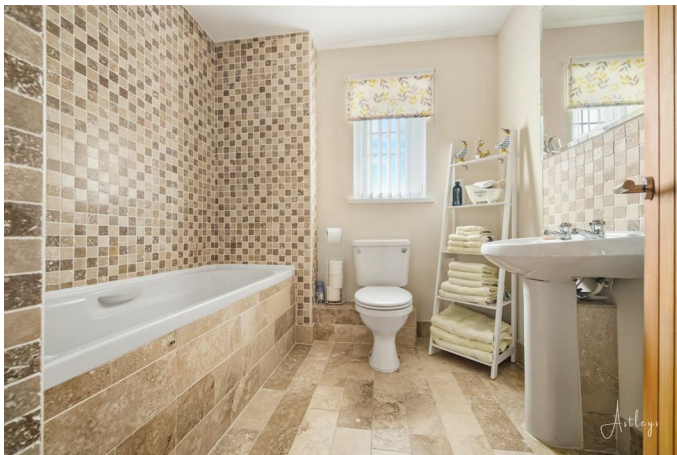
Bedroom four 9'11" x 7'0" (3.02m x 2.13m)



With double glazed window to rear, range of fitted wardrobes, radiator, laminate flooring.



Family Bathroom/w.c. 7'3" x 7'0" (2.21m x 2.13m)



3 piece suite in white comprising panelled bath with shower over, w.c., wash hand basin, tiled floor, part tiled walls, double glazed window to rear and upright heated towel rail.



Outside



Off-road parking to brick paved driveway leading to single integral garage with power and light. Enclosed attractively presented low maintenance rear garden with astroturf, some mature shrubs, Cotswold stone patio area and shingled areas. Outside water tap.



Drone footage



AGENTS NOTE

Council Tax Band E £2788

New boiler in May 2025, Conservatory roof replaced July 2025, Garage door replaced with fully electrical door July 2025.

AGENTS NOTE

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

4 Mbps

Superfast

73 Mbps

Ultrafast

9000 Mbps

Satellite / Fibre TV Availability

BT

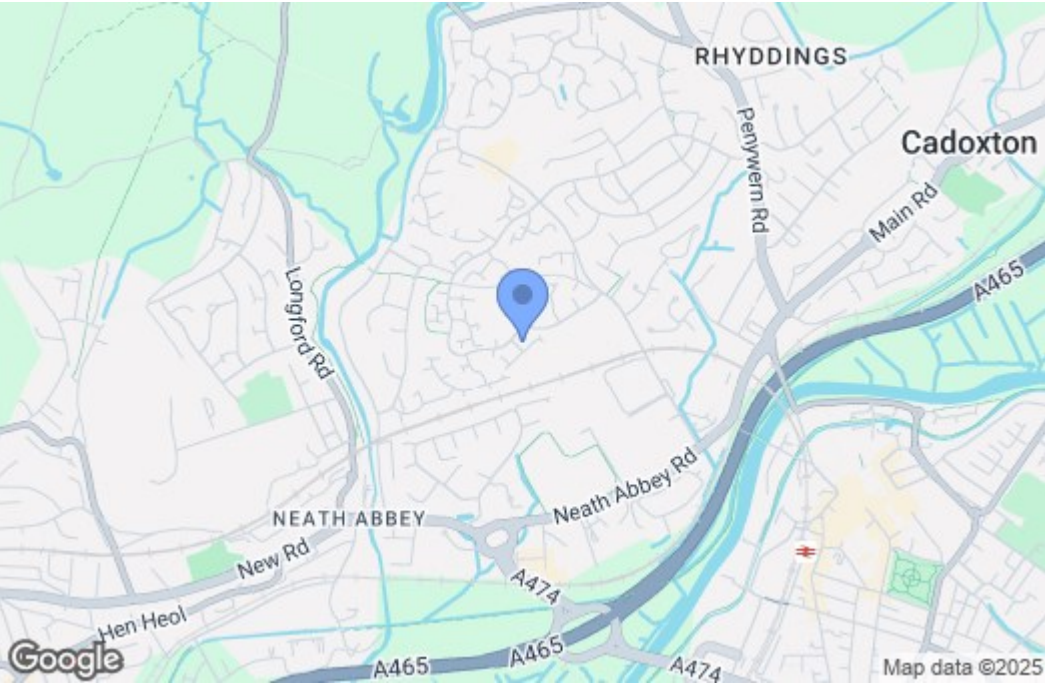
Sky

Virgin

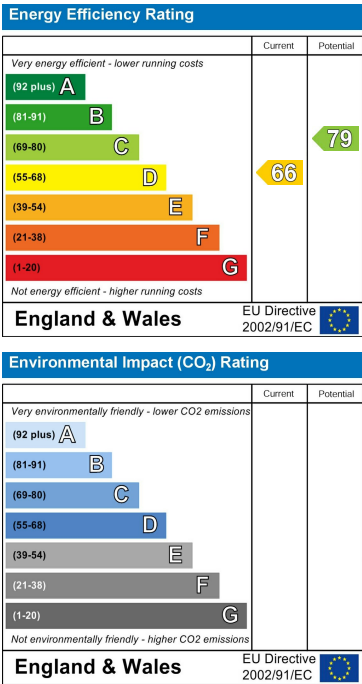
Floor Plan



Area Map



Energy Efficiency Graph



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