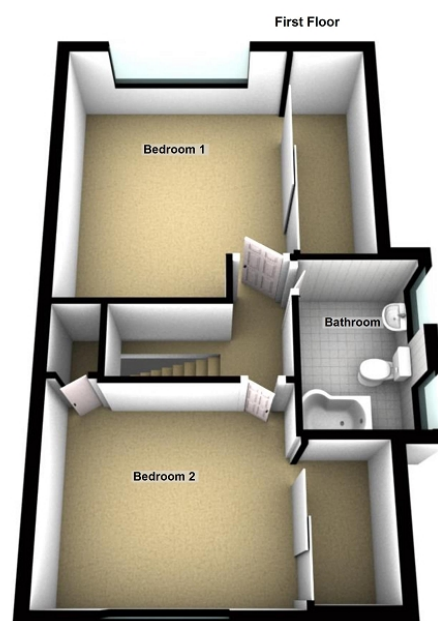
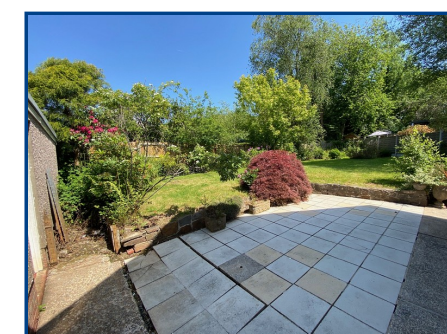




Firwood Close Neath Neath Port Talbot.

Price **£280,000**

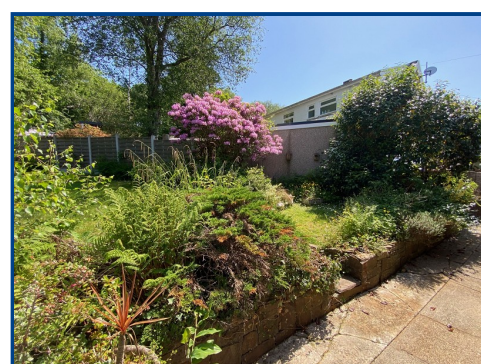


- **DETACHED PROPERTY**
- **3 BEDROOMS**
- **LOUNGE**
- **KITCHEN / DINER**
- **AMPLE OFF ROAD PARKING LEADING TO GARAGE**
- **MODERNISING REQUIRED**
- **POTENTIAL TO EXTEND**
- **CUL-DE-SAC LOCATION**
- **NO CHAIN**

General Description

Presenting a rare opportunity to acquire a well-maintained detached dormer bungalow, beautifully nestled within Firwood Close Bryncoch Neath. Call us today to schedule your viewing appointment.

EPC Rating: D64



Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Property Description

Nestled in the sought-after area of Bryncoch, Neath, this well-maintained detached dormer bungalow offers an excellent opportunity for buyers seeking flexible living in one of the largest plots on the estate. Boasting two to three spacious bedrooms and a first-floor bathroom, the property provides versatile accommodation fit for families, downsizers, or those looking to create a bespoke home.

The welcoming frontage features ample off-road parking, accompanied by a garage, perfect for multiple vehicles or additional storage. The impressive plot size opens up possibilities for extension, subject to the necessary planning permissions, making this property ideal for those wishing to tailor their future home.

Inside, the bungalow is bright and inviting throughout, with its original charm lovingly preserved. While in good order, it presents further potential for modernisation, allowing new owners to inject their own style and flair.

Located in Bryncoch, Neath, this home benefits from a tranquil residential setting

while maintaining close proximity to essential local amenities, primary and secondary schools, and convenient transport links to Neath town centre and further afield. The picturesque Gnoll Country Park is just a short drive away, offering beautiful walks and recreational opportunities, while the nearby A465 provides easy access for commuters heading to Swansea or the Brecon Beacons.

This is a fantastic opportunity to secure a substantial home with huge potential, in a prime Bryncoch position. Early viewing is highly recommended to truly appreciate what this property has to offer. Book your appointment today.

Entrance Hall (11' 05" x 5' 11") or (3.48m x 1.80m)

Entrance to hallway, staircase leading to the 1st floor, under stairs storage cupboard, radiator. Doors leading to.

Lounge (20' 09" x 10' 03") or (6.32m x 3.12m)

Windows to the front, wooden fire surround with inset electric fire, radiators.

Bedroom 3 (11' 05" x 8' 01") or (3.48m x 2.46m)

Window to the rear, radiator.

Kitchen/Diner (16' 0" x 8' 11") or (4.88m x 2.72m)

Window to the rear & side, with door giving access to the garden. Wall & base fitted units, with gas cooker point, extractor fan above. Plumbing for the dishwasher & washing machine, integrated wine cooler. Bowl & half sink unit, tiled flooring.

First Floor Accomodation (5' 10" x 2' 09") or (1.78m x 0.84m)

Landing area, doors leading to.

Bedroom 1 (11' 08" x 11' 03") or (3.56m x 3.43m)

Window to the rear, built in wardrobes, radiator.

Bedroom 2 (11' 03" x 9' 09") or (3.43m x 2.97m)

Window to the front, built in wardrobes, storage cupboard housing gas central heating boiler, radiator.

Bathroom (8' 03" x 5' 09") or (2.51m x 1.75m)

Frosted window's to the side, panelled bath with shower over, hand basin, low-level WC. Fully tiled walls, tiled flooring, heated towel rail.

External

Lawn frontage with side gated access to the rear garden. Ample driveway parking leading to garage. Enclosed spacious rear garden, one of the biggest plot in the close. Potential to extend the property, if planning permission was permitted.

Garage 18'1 x 8'3 Power & lighting. Outbuilding 14'8 x 8'3 Which is directly behind the garage, is the new owner required a double garage.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

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