



## 48 Maes Yr Hafod, Cadoxton, Neath, SA10 8AZ

Offers In The Region Of £434,950

Nestled in the sought-after cul-de-sac of Maes Yr Hafod in Cadoxton, Neath, this stunning detached house offers a perfect blend of modern living and convenience. With four well-proportioned bedrooms, this property has been tastefully extended and meticulously modernised to an exceptionally high standard by the current owners. Upon entering, you are greeted by a welcoming cloakroom that leads into a spacious living room, ideal for relaxation and entertaining. The heart of the home is undoubtedly the beautifully fitted open-plan kitchen and dining room, which flows seamlessly into a sun lounge, creating a bright and airy space perfect for family gatherings. Additionally, a utility room provides practical storage and laundry solutions. The first floor boasts four generous bedrooms, including a master suite with an ensuite shower room, ensuring comfort and privacy. A family bathroom completes the upper level, catering to the needs of the household. Externally, the property features a front driveway with ample parking for up to four vehicles, alongside a single attached garage for added convenience. The rear garden is a true highlight, beautifully landscaped and complete with a summer house, offering a versatile space that can be adapted for various uses, whether as a home office, playroom, or tranquil retreat.

## Main dwelling



Entrance hallway 14'10" x 6'6" (4.54m x 1.99m)



The entrance hallway is finished with sleek high-gloss floor tiles and illuminated by contemporary ceiling spotlights. A stylish glass balustrade enhances the stairwell, leading to the first floor, while a radiator ensures year-round comfort.

Living room 15'1" x 10'9" (4.61m x 3.29m)



This elegant living space is enhanced by engineered wood flooring and a striking slate-tiled media wall with surround lighting, creating a stylish focal point. A coved ceiling adds character, while a front-facing double-glazed window allows natural light to flood the room.



**Cloakroom 5'9" x 2'11" (1.77m x 0.89m)**



A modern two-piece white suite comprising a W.C. and floating wash hand basin, complemented by a tiled floor and feature wall cladding. Additional touches include a heated towel rail, ceiling spotlights, and a side-facing double-glazed window.

**Open plan kitchen/dining area 22'4" x 9'8" (6.82m x 2.95m)**



The heart of the home is a truly stunning, high-specification kitchen designed with both style and practicality in mind. A bespoke range of anthracite base and wall units is beautifully accented with copper inlays, creating a sleek, contemporary finish. The striking Dekton work surfaces, complete with a feature end panel to the breakfast bar, provide a luxurious and durable preparation area that is as practical as it is eye-catching. The central island takes pride of place, fitted with an induction hob and discreet integrated extractor, making it a focal point for both cooking and socialising. A full suite of premium appliances is seamlessly integrated, including a Samsung electric oven and microwave, Neff dishwasher, fridge/freezer, and a built-in wine cooler perfect for entertaining. An inverted bowl-style sink, paired with copper sockets and switches, adds another layer of sophistication. Practicality is enhanced by a built-in storage cupboard, while under-worktop and plinth lighting combine with the high-gloss tiled flooring to create a sense of space and ambience. The adjoining dining area is warmed by a radiator and offers the perfect setting for both everyday family meals and larger gatherings, with a seamless flow into the adjoining living and sun lounge areas.



Dining area



Dining area



Sun Lounge 11'10" x 10'5" (3.63m x 3.19m)



A bright and inviting extension of the living space, the sun lounge is flooded with natural light through full-width patio doors that open directly onto the rear garden, creating a seamless indoor-outdoor connection. Two overhead Velux windows further enhance the sense of space and brightness, while the high-gloss tiled flooring reflects the light beautifully for a modern, airy feel. A rear-facing double-glazed window offers additional outlook, and a radiator ensures the room remains warm and comfortable year-round, making this a versatile space ideal for relaxing, entertaining, or enjoying views of the landscaped garden.



**Utility room 6'7" x 6'6" (2.01m x 2.00m)**

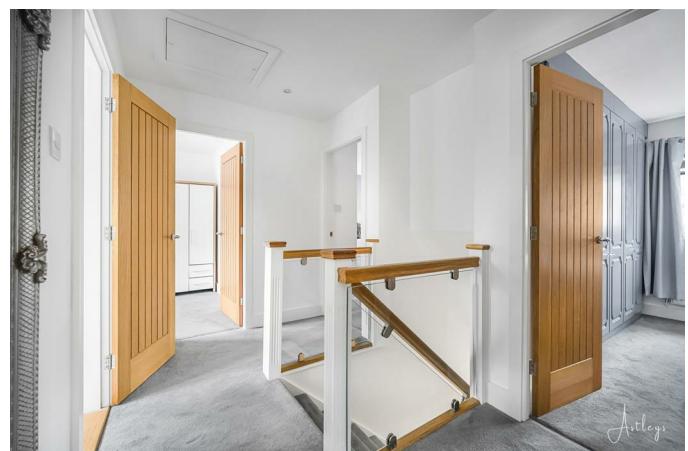


A practical and well-planned space fitted with a stainless-steel sink unit set within a woodgrain-effect work surface and matching splashback. Additional wall-mounted cabinetry houses the combi gas boiler discreetly, maintaining a streamlined appearance. Spotlights to the ceiling provide bright task lighting, while a side-access door offers convenient entry to the exterior of the property.

**Landing area 9'11" x 7'7" (3.04m x 2.32)**



With built-in storage cupboard, spotlights to ceiling, access to roof space.



**Bedroom one 11'7" x 10'11" (3.55m x 3.33)**

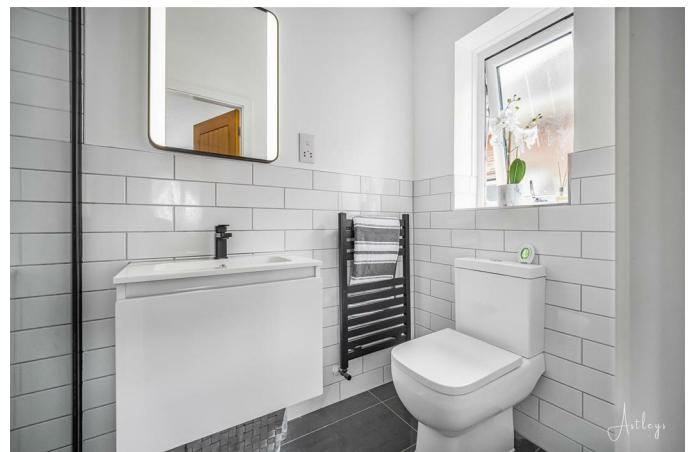


A bright and airy double bedroom, with a range of contemporary fitted wardrobes offering excellent storage solutions. A feature panelled wall adds character and a modern design touch, while a front-facing double-glazed window fills the room with natural light and radiator.

**Ensuite shower room 10'11" x 3'11" (3.33m x 1.20m)**



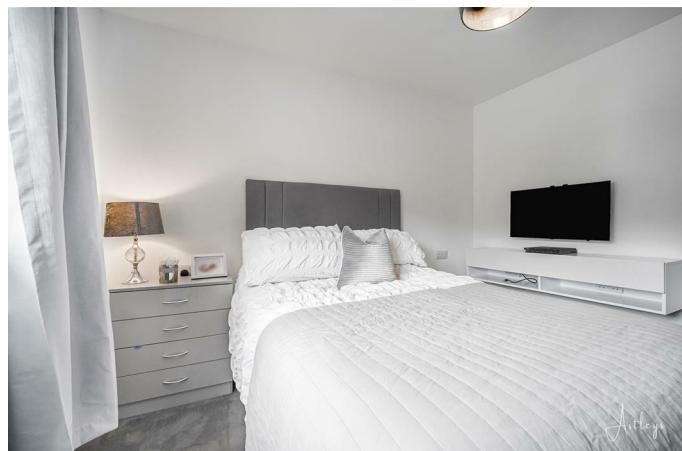
A stylish and contemporary ensuite featuring a double shower cubicle complete with both a rainfall shower and hand shower. The space is complemented by a modern W.C. and a sleek vanity sink, with part-tiled walls adding texture and elegance. Hi-gloss grey floor tiles create a sophisticated finish, while ceiling spotlights illuminate the room.



**Bedroom two 10'8" x 8'11" (3.25m x 2.72m)**



A generously proportioned bedroom featuring a range of contemporary fitted wardrobes, providing ample storage. A floating media shelf adds a modern touch, while a front-facing double-glazed window and radiator.



**Bedroom three 9'3" x 9'1" (2.83m x 2.78m)**



A light-filled and inviting bedroom, featuring a rear-facing double-glazed window that bathes the space in natural sunlight. A sleek floating media shelf adds both style and functionality, while a radiator ensures the room remains warm and comfortable.



**Bedroom four 9'6" x 7'10" (2.91m x 2.40m)**



A charming and restful bedroom featuring a built-in wardrobe, offering excellent storage while maintaining a clean, uncluttered look. A rear-facing double-glazed window fills the room with natural light, and a radiator ensures warmth and comfort.



**Bathroom/w.c. 6'5" x 5'5" (1.98m x 1.66m)**



A stylish and contemporary family bathroom, featuring a three-piece white suite with a panelled bath complete with both rainfall and hand shower options. The vanity sink provides a sleek and functional finishing touch, while fully tiled walls and floor create a sophisticated, easy-to-maintain space. Additional features include a heated towel rail, rear-facing double-glazed window for natural light and ventilation, and ceiling spotlights that enhance the modern feel of the room.

#### Outside



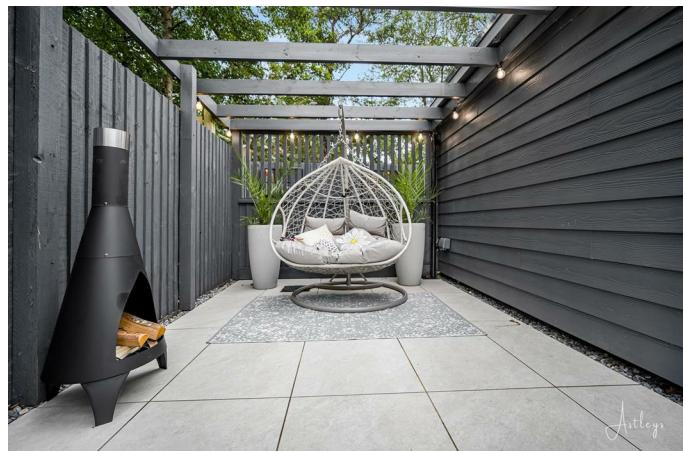
The property features a front driveway with pressed concrete, providing parking for up to four vehicles, and an attached single garage with power, lighting, and a personal access door to the side. The front garden is adorned with mature trees and shrubs.

A side access gate leads to an enclosed, beautifully landscaped, level rear garden, designed for both relaxation and entertaining. The garden includes a full-width porcelain 'White Quartz' patio, raised brick flower beds, an astroturf area, and a further porcelain patio with pergola.

A large summer house, currently used as a social space, features laminate flooring, a bar area, electric heating, and bi-fold doors overlooking the garden. This versatile space could be adapted for a home office, gym, playroom, or man cave, among other uses.



### Seating area to side



### Outbuilding





Front garden /garage



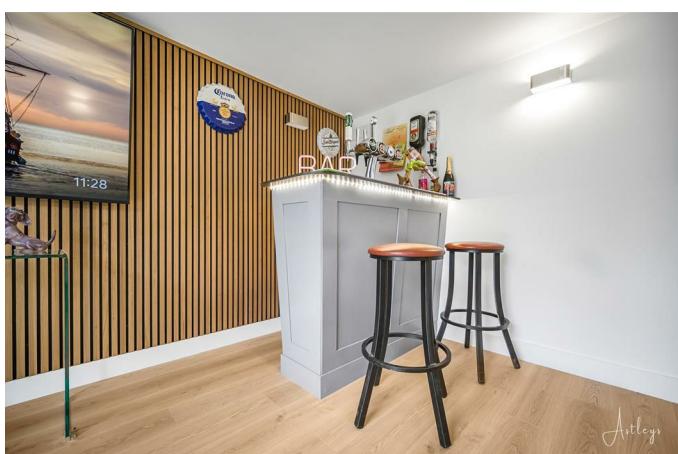
**AGENTS NOTE**  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

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

BT  
Sky  
Virgin

Bar area

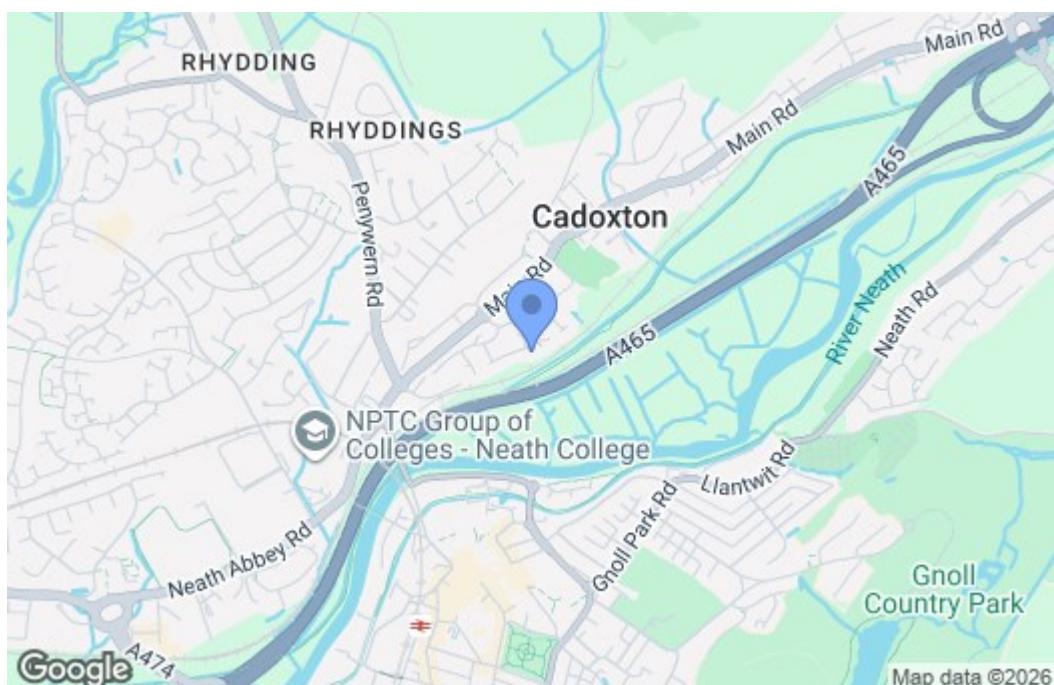


## Floor Plan

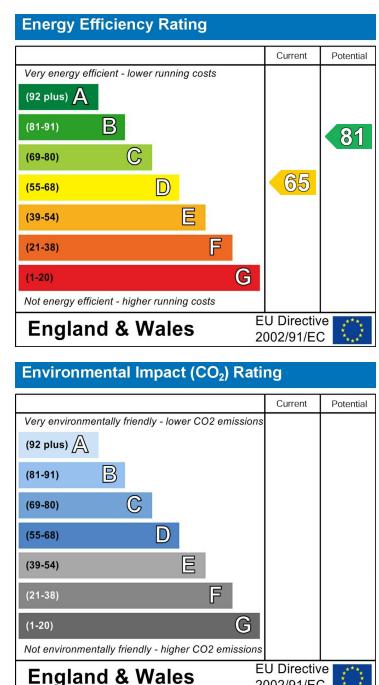


Total area: approx. 138.2 sq. metres (1487.8 sq. feet)

## Area Map



## Energy Efficiency Graph



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