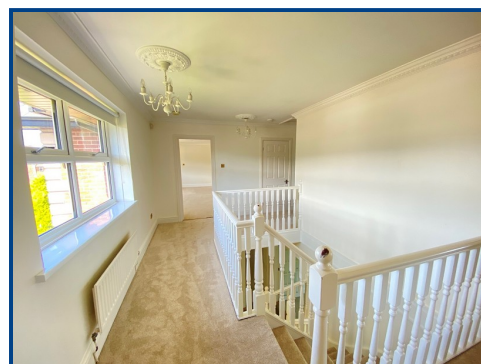
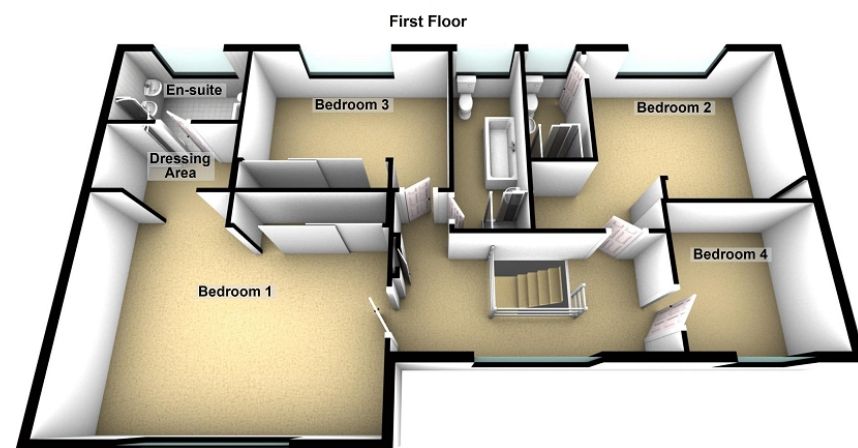
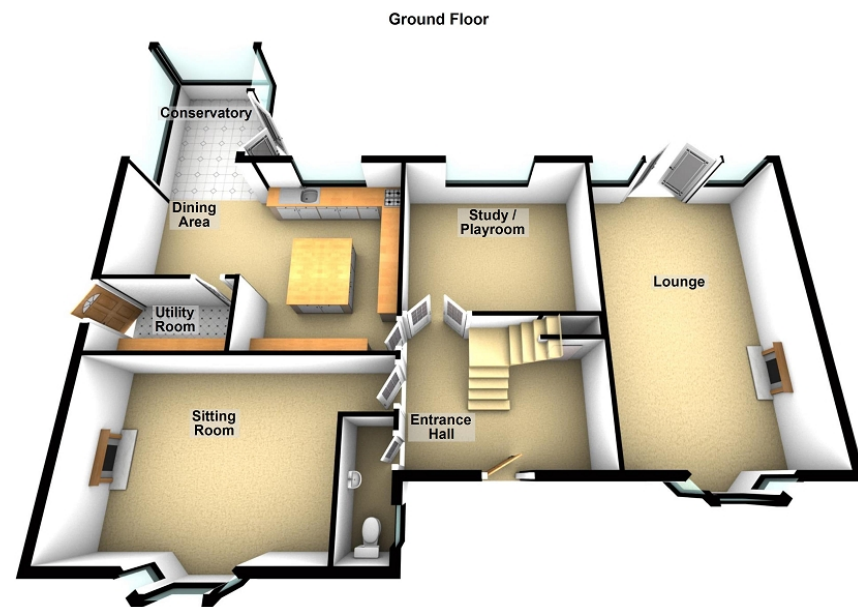




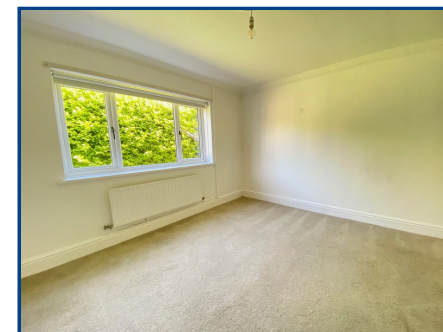
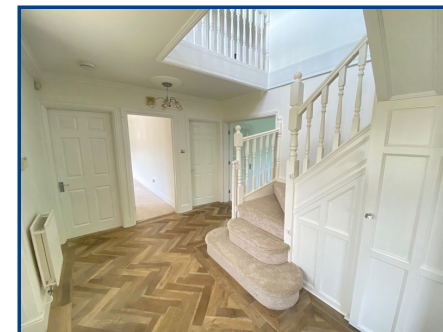
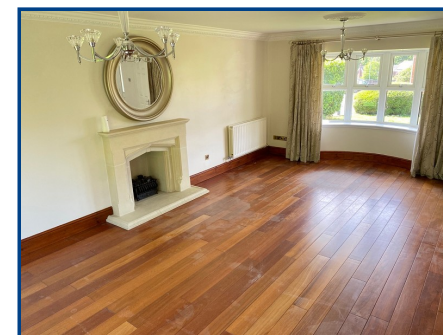
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Viewing: **01639 646 926**

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General Description

Located in the sought-after area of Bryncoch, Neath, this impressive executive detached property is ideally poised to offer both comfort and convenience for modern family living.

EPC Rating: C70

Tel: **01639 646 926**

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

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

Hazel Tree Court, Bryncoch, Neath.

Property Description

Nestled in the ever-popular Bryncoch area of Neath, this executive detached property combines spacious family living with endless potential. Lovingly maintained and well presented, this attractive home offers a wealth of space and character, ready for new owners to put their own stamp on it.

Upon arrival, you are greeted by an ample parking area—plenty of room for several vehicles—which leads to a convenient garage. A generous front lawn adds kerb appeal, while gated side access opens to a private, enclosed rear garden perfect for children, pets, or relaxed summer evenings entertaining outdoors.

Inside, accommodation is impressively proportioned, featuring four good-sized bedrooms. Two benefit from en suite facilities, offering both style and comfort. There is also a modern family bathroom together with a useful downstairs cloakroom, perfect for busy households.

The layout offers exceptional versatility: three bright reception rooms are ideal for relaxing or entertaining, whilst a peaceful conservatory looks out over the rear garden. The interior is neat and welcoming throughout, though the property would benefit from some modernising to further enhance its appeal.

Set in tranquil, sought-after Bryncoch, the home enjoys convenient access to excellent local amenities, including popular primary and secondary schools, local shops, eateries and friendly community facilities. Road links are excellent; Neath town centre, with its rich history, lovely Victoria Gardens and mainline railway station, is only a short distance away. The nearby Gnoll Country Park and the beautiful South Wales coastline offer endless opportunities for weekend adventures.

This substantial detached residence in a highly desirable location provides comfortable space for families to grow and prosper, or a promising canvas for anyone keen to modernise and personalise their next home.

Viewings are highly recommended to fully appreciate all this exceptional property has to offer – contact us today to arrange yours.

Entrance Hall (13' 04" x 9' 10") or (4.06m x 3.00m)

Impressive spacious entrance hallway, staircase leading to the 1st floor, parquet flooring, radiator. Doors leading to.

Lounge (21' 10" x 13' 08") or (6.65m x 4.17m)

Bay window to the front, windows & French doors opening to the rear garden. Fire surround with open fire area feature,wood flooring, radiator.

Cloakroom (7' 09" x 3' 02") or (2.36m x 0.97m)

Frosted window to the side, low-level WC, vanity hand basin, tiled flooring.

Sitting Room (16' 03" x 11' 01") or (4.95m x 3.38m)

Bay window to the front, feature fireplace with inset electric fire, radiator.

Study / Playroom (13' 06" x 11' 09") or (4.11m x 3.58m)

Window to the rear, radiator.

Kitchen/Diner (15' 03" x 10' 10") or (4.65m x 3.30m)

Window to the rear overlooking the garden area. A range of wall & base fitted units with work top over, gas hob with extractor fan

above, electric double oven. Free standing island with additional storage, plumbing for a washing machine & dishwasher. Space for fridge freezer, tiled flooring. Opening to.

Conservatory (10' 10" x 7' 11") or (3.30m x 2.41m)

French doors opening to the side, giving access to the rear garden. Tiled flooring.

Utility Room (8' 10" x 5' 10") or (2.69m x 1.78m)

Wall & base fitted units, sink unit, wall mounted gas central heating boiler, tiled flooring. Door to the side giving access to the front & rear garden.

First Floor Accommodation. (17' 06" x 9' 08") or (5.33m x 2.95m)

Spacious landing area, window to the front, radiator. Doors leading to.

Bedroom 1 (19' 10" x 13' 03") or (6.05m x 4.04m)

Window to the front, built in wardrobes, spotlights to the ceiling, radiator. Opening to
Dressing Area 9 x 4'11

En-Suite (8' 11" x 8' 00") or (2.72m x 2.44m)

Frosted window to the rear, free standing standing bath, corner shower cubicle. Mr & Mrs vanity hand basin, low-level WC. Fully tiled walls, tiled flooring, heated towel rail.

Bedroom 2 (14' 04" x 10' 02") or (4.37m x 3.10m)

Window to the rear, built in wardrobe, radiator.

Bedroom 3 (9' 08" x 9' 08") or (2.95m x 2.95m)

Window to the rear, built in wardrobes, radiator.

Bedroom 4 (13' 06" x 9' 11") or (4.11m x 3.02m)

Window to the rear, wood flooring, built in wardrobes, radiator.

En Suite (9' 00" x 4' 02") or (2.74m x 1.27m)

Frosted window to the rear, shower cubicle, vanity hand basin, low-level WC, panelled walls. Spotlights to the ceiling, tiled flooring.

Family Bathroom (11' 10" x 4' 11") or (3.61m x 1.50m)

Frosted window to the rear, tiled panel bath, low-level WC, vanity hand basin, shower cubicle. Fully tiled walls, tiled flooring, heated towel rail.

Garage

Remote access door. Side door to access the rear garden. Measurements to follow.

External

Spacious lawn frontage with side gated access to the rear garden. Ample off road parking leading to single garage. Enclosed private rear garden benefiting from paved pathway, leading to raised decked seating area, lawn with loose stone.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

G

