



16 Parish Road, Cwmgwrach, Neath, SA11 5SW

Offers In The Region Of £385,000

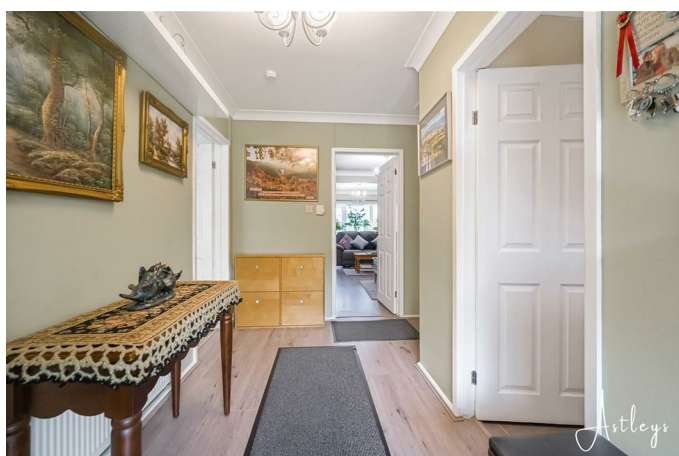
Nestled in the charming village of Cwmgwrach, this exquisite detached bungalow on Parish Road offers a delightful blend of comfort and elegance. Spanning an impressive 1,345 square feet, the property is set within a semi-rural location, surrounded by a variety of uniquely designed homes, creating a picturesque neighbourhood. Upon entering, you are welcomed by a spacious hallway that leads to a cloakroom, enhancing the practicality of the home. The 'L' shaped lounge and dining room provides a generous space for relaxation and entertaining, bathed in natural light, making it an inviting area for family gatherings. The well-appointed kitchen is perfect for culinary enthusiasts, while the accommodation boasts three to four bedrooms, including a master suite with an ensuite shower room, ensuring ample space for family and guests. A family bathroom completes the interior. The exterior of the property is equally impressive, featuring beautifully maintained gardens that wrap around the front, side, and rear of the home. These gardens are adorned with a variety of mature trees and shrubs, creating a serene outdoor retreat. Additionally, a timber lodge is available, providing versatile options for use, whether as a home office, studio, or leisure space. The property also benefits from ample off-road parking on the driveway and a single detached garage, ensuring practicality for everyday living.

Main Dwelling



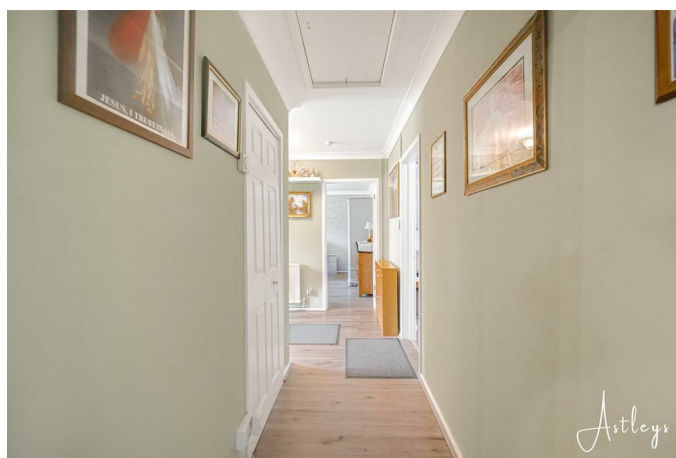
Front double glazed entrance door into:

Entrance porch 9'8" x 2'9 (2.95m x 0.84m)



With cushion flooring, pvc inner door and glazed panel into:

'L' shaped entrance hallway 5'7" x 12'5m x 14'4" x 3'7"
(1.70m x 3.78m x 4.37m x 1.09m)



With laminate flooring, radiator, coved ceiling, double cupboard, access to roof space.

Cloakroom



2 piece suite in white comprising w.c. and wash hand basin, part tiled walls, tiled floor, radiator, double glazed window to front, coved ceiling.

Bedroom two 12'9" x 11'8" (3.89m x 3.56m)



With laminate flooring, coved ceiling, double glazed window to front, radiator.



Bedroom one 11'6" x 11'8" (3.51m x 3.56m)



With laminate flooring, double glazed window to front, radiator, coved ceiling.

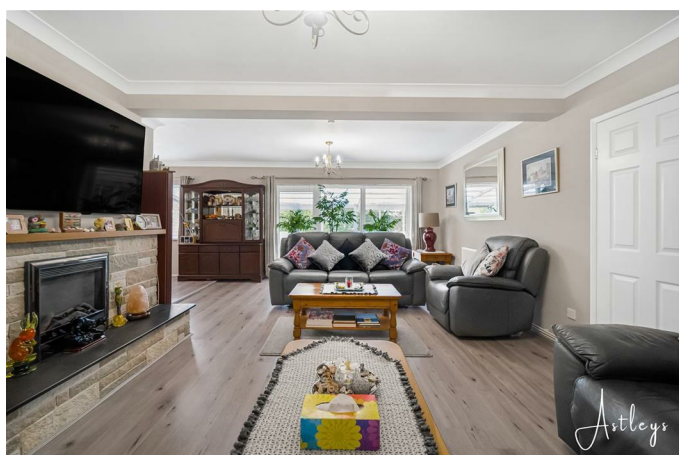


Ensuite shower room 7'5" x 3'8" (2.26m x 1.12m)



3 piece suite in white comprising shower cubicle, w.c., vanity sink, cushion flooring, part tiled walls, double glazed window to front, respatex to shower area, coved ceiling

Lounge area 21'5" x 14'5" (6.53m x 4.39m)



'L' shaped lounge/diner with stone feature fireplace with fitted electric fire (not tested), 2 radiators, double glazed window and door to rear garden, step up to:



Dining area 13'3" x 8'6" (4.04m x 2.59m)



With two double glazed windows to rear, radiator, laminate flooring, coved ceiling.



Kitchen 13'11" x 12'8" (4.24m x 3.86m)



With fitted base and wall units in oak with co-ordinating marble effect work surfaces and splashbacks, fitted electric hob with extractor over, built-in electric oven, space for washing machine, dish washer and fridge/freezer, tiled floor, space for additional freezer, double glazed window and door to side, radiator.



Utility Area



Bedroom three 11'2" x 10'6" (3.40m x 3.20m)



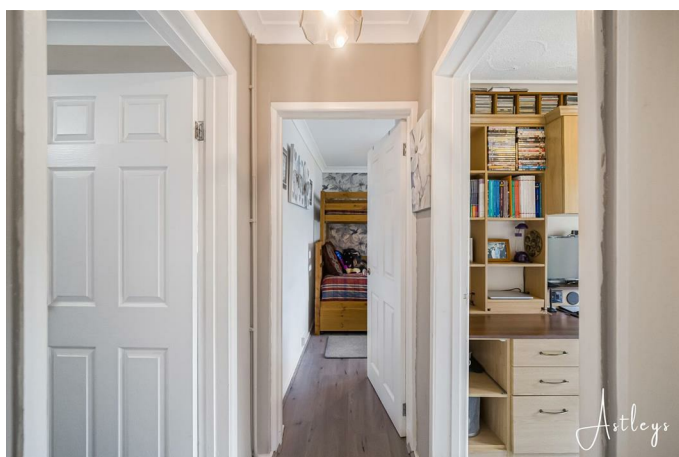
With double glazed window to side, radiator, laminate flooring, coved ceiling.

Bedroom four/office 7'9" x 6'1" (2.36m x 1.85m)



Fitted out with desk, shelving and cupboards, double glazed french doors to side garden, coved ceiling, vinyl tiled floor, radiator.

Inner lobby 4'9" x 3'3" (1.45m x 0.99m)



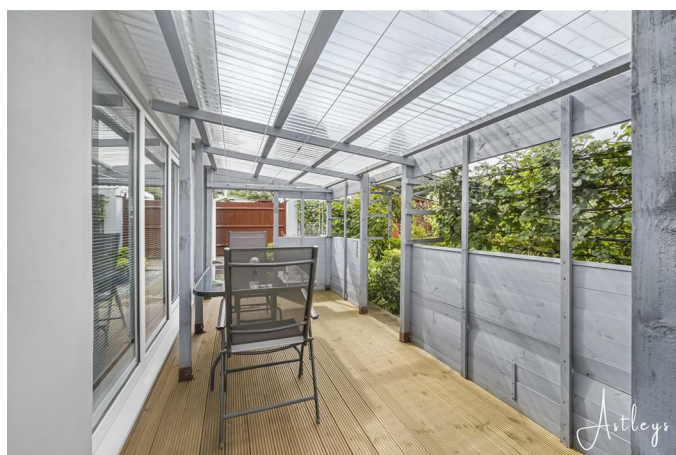
With laminate flooring, coved ceiling.

Family bathroom/w.c. 11'3" x 5'6" (3.43m x 1.68m)



With 3 piece suite is white comprising panelled bath, w.c., sink, shower cubicle, fully tiled walls and floor, double glazed window to side, radiator, respatex to ceiling and underfloor heating.

Outside Covered Dining Area



Outside



The property is accessed via double timber entrance gates which lead into a vast entrance driveway providing off-road parking for several vehicles, leading to single integral garage with power and light. There is a timber lodge within the driveway which can be utilised as a snug, office or children's play room. There are beautiful, mature, well manicured gardens to front stocked with various trees and shrubs. There are pergolas, a stocked fish pond and lovely views from the garden of surrounding countryside.





Garden Room



AGENTS NOTE

Council Tax

Band:

E

Annual Price:

£3,106

AGENTS NOTE

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

8 Mbps

Superfast

66 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

Floor Plan

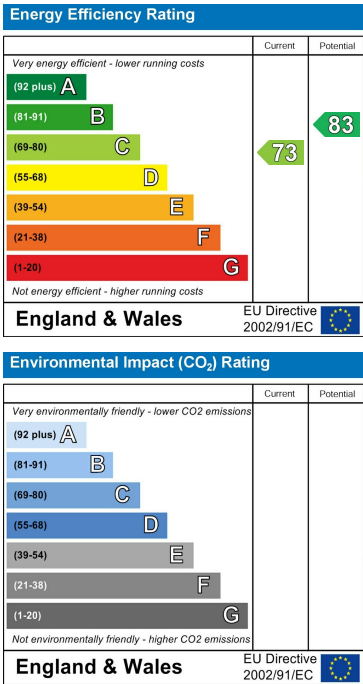


Total area: approx. 98.6 sq. metres (1060.9 sq. feet)

Area Map



Energy Efficiency Graph



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