



## 151 Main Road, Bryncoch, Neath, SA10 7TR

### Offers In The Region Of £480,000

This traditional detached property presents a fantastic opportunity for buyers looking to modernise and add value. Offering generous living space and a desirable location, the home is ideal for families or those seeking some modernising. Conveniently situated, the property benefits from excellent access to local amenities, reputable schools, shops, restaurants, and reliable public transport links. Externally, the home features a detached double garage and a sizable driveway set within a mature front garden. Side access leads to a well-enclosed rear garden, mainly laid to lawn, with a patio area and established flower beds—perfect for outdoor entertaining or family relaxation. Internally, the ground floor comprises a welcoming entrance hallway with stairs leading to the first floor, a front lounge, a dining room that opens into a second lounge area, and an additional reception room off the kitchen. There is also a useful utility room and a cloakroom/WC, adding to the home's practicality. Upstairs, the first floor offers four well-proportioned bedrooms, a family bathroom, and an en-suite with dressing room to the main bedroom. A further staircase leads to the attic room, a bright and spacious room with pleasant views over the rear garden. This home offers wonderful potential and is just waiting to be transformed. Internal viewings are highly recommended to fully appreciate the charm, layout, and future possibilities of this lovely home.

Rear view of main dwelling



Main dwelling view



Driveway/garage

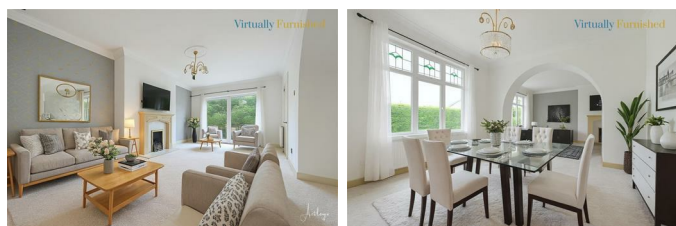


Virtual staging

Virtual staging

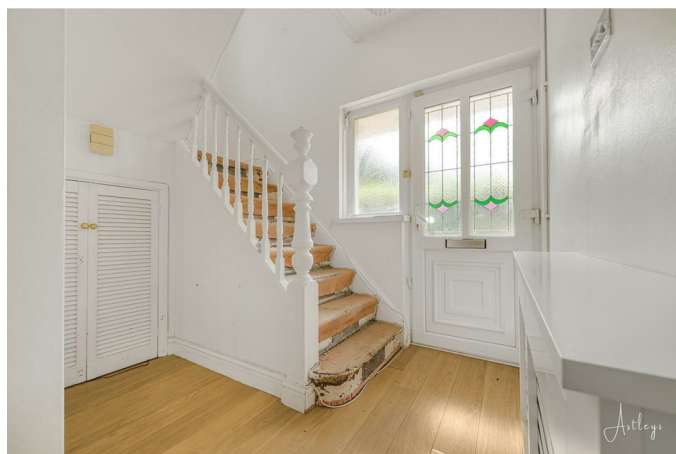


Virtual staging



Virtual staging

Entrance hallway 13'8 x 2'9 (4.17m x 0.84m)



Laminate flooring, understairs cupboard housing boiler, covered radiator, feature archway and ceiling roses, double glazed door with window panel.

**Reception one 13'3 x 9'9 (4.04m x 2.97m)**



Window to front and radiator.

**Lounge/diner (dining area) 11'4 x 11'1 (3.45m x 3.38m)**



Ornate coving and ceiling rose, radiator and double glazed window to the front.

**Lounge/diner (lounge area) 21'5 x 11'3 (6.53m x 3.43m)**



Archway through from dining area into the lounge area with fire place with surround, coal effect gas fire (not tested), 2 x radiators, double glazed sliding doors to garden.

**Kitchen 15'1 x 9'1 (4.60m x 2.77m)**



High gloss base and wall units, black work surfaces, stainless steel sink with mixer tap, electric oven with electric hob and extractor fan, space for fridge freezer and dishwasher, Tiled floor and part tiled walls, radiator and window to back.

### Kitchen



### Utility room 5'3 x 5 (1.60m x 1.52m)

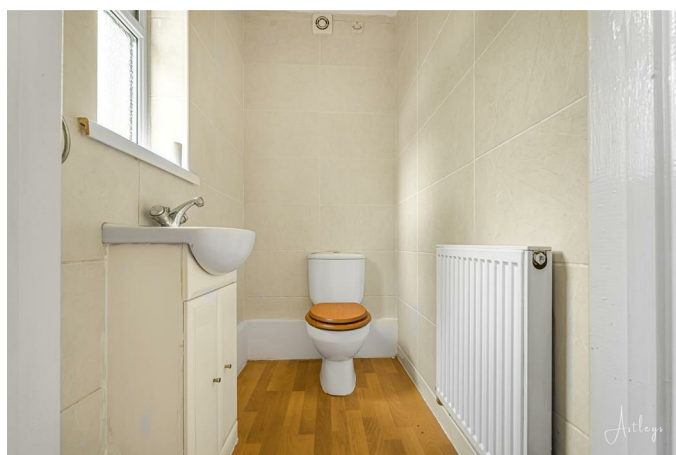


### Rear reception 12'5 x 11'6 (3.78m x 3.51m)



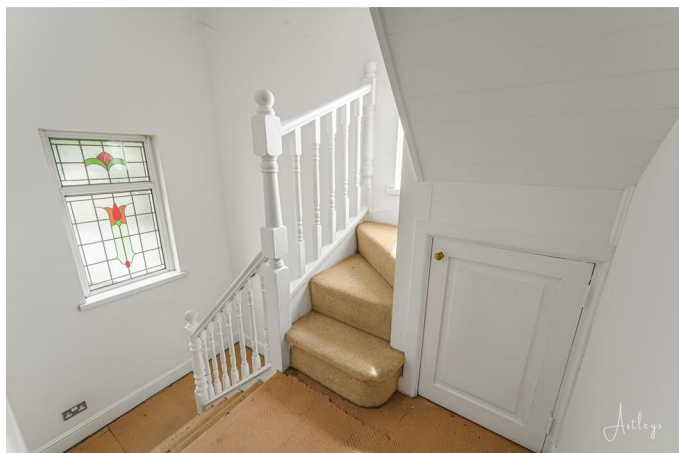
Door to rear, spots to ceiling, cushioned floor, double glazed window to rear and radiator.

### Cloakroom 5'2 x 3'6 (1.57m x 1.07m)



2 piece suite, w/c and vanity sink, fully tiled walls, cushioned floor, radiator and window to rear, coving.

#### **Landing 20'8 x 2'8 (6.30m x 0.81m)**



Half landing with stained glass window to rear. Main landing with cupboard under the stairs, window to the side, covered radiator.

#### **Bedroom 1 12'7 x 11'4 (3.84m x 3.45m)**



Range of fitted wardrobes and chest of drawers, radiator and window to front.

#### **Bedroom 1**



#### **Ensuite/dressing room 11'3 x 8'3 (3.43m x 2.51m)**



Double fitted wardrobes, vanity unit with drawers housing the sink with mixer tap, spots to ceiling, windows to back, heated towel rail, toilet in sealed unit, double shower, partially tiled walls and floor.

**Bedroom 2 11'5 x 10'9 (3.48m x 3.28m)**



Window to front, radiator and coving.

**Bedroom 3 10'9 x 9'9 (3.28m x 2.97m)**



Feature fireplace, window to front and radiator.

**Bedroom 4/study 6'1 x 6'1 (1.85m x 1.85m)**



Window to back and radiator.

**Bathroom 6' x 8'6 (1.83m x 2.59m)**



Bath in sunken tiled surround, sink and toilet in high gloss cream in vanity unit with cupboards, tiled walls and floor, window to back, coving and heated towel rail.

### Bathroom



### Attic room



### Attic room 21'6 x 15 (6.55m x 4.57m)



Eaves storage, spot lights to ceiling, 2 windows to rear and side.

### Garden

The property is approached via a neat front lawn bordered by mature planting, with attractive brick-paviour driveway providing ample parking for several vehicles. A detached double garage offers excellent additional parking, storage, or potential workshop space. Gated access leads to the rear garden, which is both large and level—an ideal setting for family activities and outdoor entertaining. A generous patio area provides the perfect spot for summer barbecues or evening drinks, while an outside tap adds convenience for gardening. Mature shrubs and established trees create a sense of privacy and year-round greenery, enhancing the garden's peaceful feel. To complete the space, a hot tub offers a touch of luxury and a relaxing retreat after a long day, making this garden not only practical but a true haven for leisure and enjoyment.

### Garden



unable to prove building regs for the attic room.  
Local Authority: Neath Port Talbot  
Council Tax Band: E  
Annual Price: £2,983

### Drone



### Agents Notes

Conservation Area: No

Flood Risk:

River : Very low

Seas : Very low

Mobile coverage:

EE

Vodafone

Three

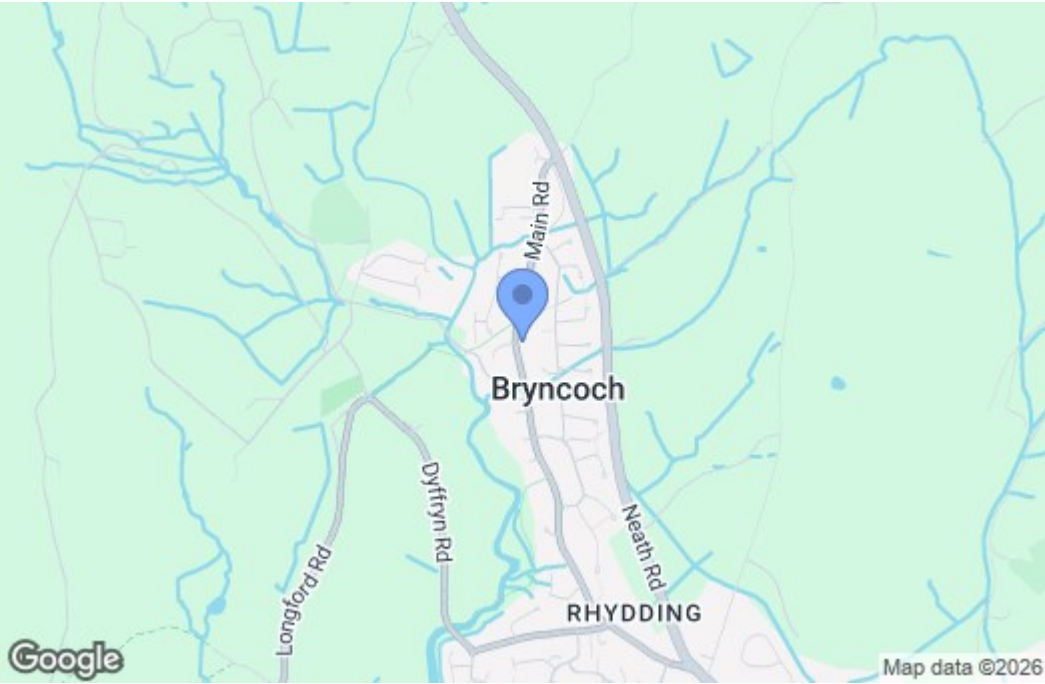
O2

### Agents Notes

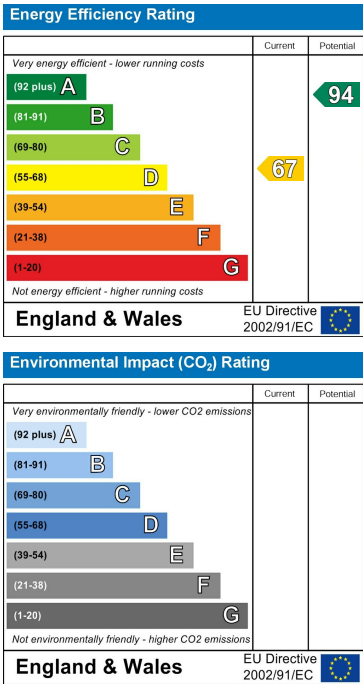
We have been advised that the vendor has been

Floor Plan

Area Map



Energy Efficiency Graph



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