



## 8 Princess Drive, Neath, West Glamorgan, SA10 7PZ

**£449,950**

Approached with presence and poise, this striking detached residence offers a compelling blend of space and practicality in one of Bryncoch's most desirable pockets. Set back from a quiet residential road, the property benefits from a generous driveway that leads to a double garage and multiple parking spaces, creating an immediate impression of considered family living. Inside, the layout has been shaped around everyday life without compromise. A welcoming entrance hall introduces reception rooms that are calm and adaptable, including a snug and a principal sitting room centred around a feature fireplace and views across the rear garden. A separate dining room and conservatory make room for relaxed meals, while the kitchen and utility work beautifully together in both form and function. Upstairs, four well-proportioned bedrooms are complemented by two en-suite bathrooms, each finished thoughtfully to suit a busy household. The enclosed rear garden offers privacy and quiet expanse, a peaceful backdrop for children's play or simply enjoying the season.

Thoughtfully positioned and generously appointed, this home presents a rare opportunity for families seeking a residence that shapes itself around life's many rhythms.

## Main Dwelling



## Front entrance door into:



## Entrance hallway



With bespoke glass panelled and oak staircase, wood effect ceramic tiled floor, understairs cupboard, coved ceiling, radiator.

## Another angle of hallway



**Living Room 18'1" x 11'3" (5.514m x 3.430m)**



With feature fireplace with matching insert and hearth incorporating hamlet log burner, luxury vinyl parquet tiles, two radiators, double glazed window to front and sliding double glazed patio doors to rear garden with coved ceilings.

**Another view of living room**



**Cloakroom 7'2" x 3'1" (2.186m x 0.953m)**



With w.c. and sink in vanity/sealed unit, part tiled walls, ceramic tiled floor, double glazed window to side.

**Sitting Room 11'9" x 8'4" (3.593m x 2.554m)**



With storage cupboard, radiator, double glazed window to front, coved ceiling.

### Another view of sitting room



### Dining Room 11'2" x 9'10" (3.428m x 3.011m)



With double glazed sliding patio doors to sun room, luxury vinyl parquet tiles, upright radiator, covered ceiling.

### Kitchen 10'7" x 9'9" (3.239m x 2.997m)



Fitted with a range of base and wall units in high-gloss white with wood effect worktops, ceramic sink, built-in electric oven, separate 4 burner gas hob with extractor canopy over, space for fridge/freezer, double glazed window to rear, part tiled walls, ceramic tiled floor, door to:

### Further view of kitchen



**Utility Room 11'0" x 8'0" (3.356m x 2.439m)**



With space for washing machine and tumble drier, radiator, part tiled walls, ceramic tiled floor, door to rear garden.

**Sun Room 11'0" x 8'0" (3.356m x 2.439m)**



With ceramic tiled floor, door to rear garden.

**FIRST FLOOR**



**Gallery landing area 14'9" x 9'1" (4.502m x 2.773m)**



With double glazed window to front, radiator, access to roof space with drop down ladder.

**Master Bedroom 12'3" x 10'11" (3.748m x 3.337m)**



With separate double built-in wardrobe, double glazed window to front, coved ceiling, radiator, door to ensuite.

**Ensuite Shower Room to Bedroom one 8'4" x 5'9" (2.562m x 1.765m)**

With 3 piece suite in white comprising shower cubicle with respatex to walls, sink and w.c. in sealed vanity unit, radiator/towel rail, ceramic tile walls and floor, double glazed window to rear.

**Bedroom two 11'5" x 9'11" (3.500m x 3.040)**



With built-in wardrobe with sliding doors, built-in single wardrobe and chest of drawers, radiator, double glazed window to rear, radiator.

**Bedroom three 10'5" x 9'11" (3.190m x 3.043m)**



With window to rear and radiator.

**Another view of bedroom three**



**Bedroom four 10'2" x 8'0" (3.105m x 2.454m)**



With built-in wardrobes with over-bed cupboards, drawers and dressing table, double glazed window to front, radiator with door to cloakroom.

**Another angle of bedroom four**



**Ensuite cloakroom 4'5" x 3'11" (1.359m x 1.212m)**



With w.c. and sink in sealed vanity unit, shower cubicle, double glazed window to side, ceramic tiled floor, built-in cupboards, electric towel rail.

**Bathroom/w.c. 7'1" x 5'9" (2.172m x 1.753m)**



With 3 piece suite in white comprising sink and w.c. in sealed vanity unit, panelled bath, fully tiled walls, double glazed window to side, ceramic tiled flooring, and radiator/towel rail.

## Outside



Enclosed, private rear garden in woodland setting. Laid mostly to patio over two levels. Fish pond with water feature, outside water tap as well as an electricity point.

## Further angle of rear garden



## Another view of rear garden



## Front garden



Front garden with lawn, mature trees and shrubs. Side block paved driveway providing parking for 2 vehicles leading to double detached garage with remote controlled up and over doors.

## Agents notes

Local Authority: Neath Port Talbot

Council Tax Band: F

Annual Price: £3,526

Conservation Area: No

Flood Risk:

River : Very low

Seas : Very low

**Agents Notes**

Mobile Coverage:

Three

Satellite / Fibre TV Availability

BT

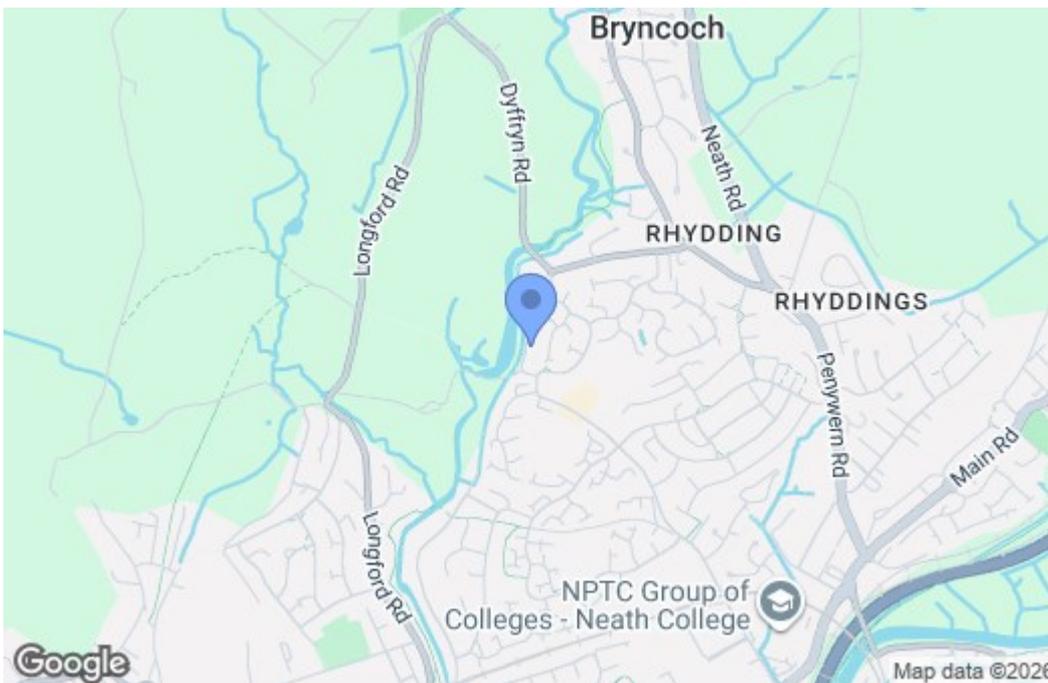
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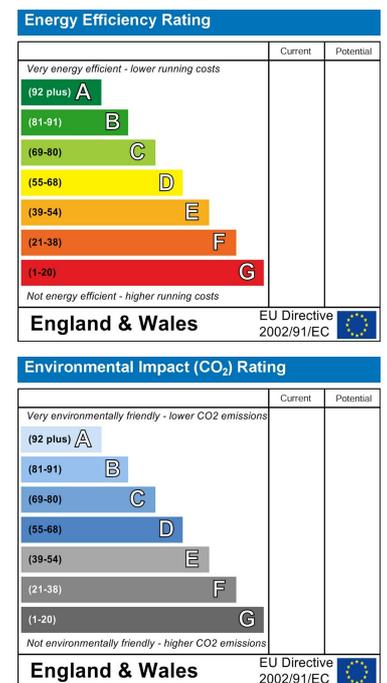
## Floor Plan



## Area Map



## Energy Efficiency Graph



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