



16 Village Close, Bryncoch, Neath, SA10 7TE

Offers In The Region Of £340,000

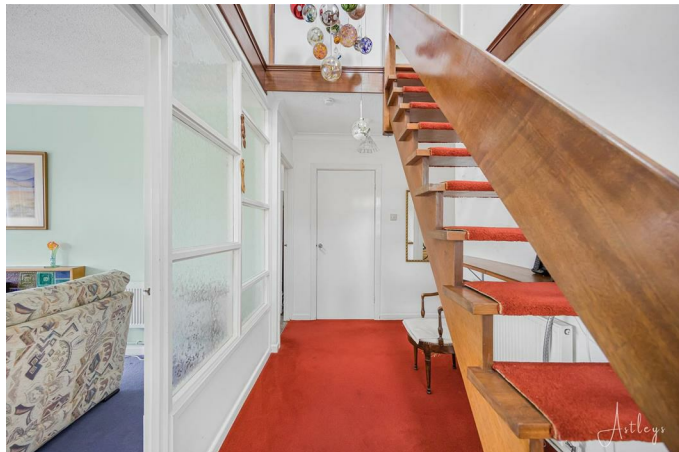
Situated in the popular village of Bryncoch, this charming 4/5 detached dormer-style house offers an exceptional living experience. With its prime location, residents will enjoy the tranquillity of village life while being just a short drive from the bustling amenities of Neath town centre.

This spacious property provides ample space for both relaxation and entertainment. The ground floor features an inviting entrance hallway, a well-appointed bathroom, an 'L' shaped lounge/dining room that is perfect for family gatherings, a second reception room, and there is a versatile fourth bedroom that can easily serve as a study, catering to the needs of modern living.

Upstairs, you will find three generously sized bedrooms, including a dressing room that adds a touch of luxury. The large bathroom on this floor ensures convenience for the whole family.

Side double glazed entrance door into:

Entrance hallway 13'4" x 9'8" x 6'3"(narrowest) (4.06m x 2.95m x 1.91m(narrowest))



With built-in cupboard, coved ceiling, glass panelling to lounge area, radiator, stairs to first floor.



'L' shaped lounge/dining room 17'8" x 11'10" (5.38m x 3.61m)



With tiled feature fireplace with electric fire (not tested), coved ceiling, radiator, double glazed sliding patio doors to rear garden.

Lounge/dining room



Dining room 10'9" x 7'8" (3.28m x 2.34m)



With double glazed sliding patio doors to rear garden, radiator, coved ceiling.



Kitchen 12'3" x 9'3" (3.73m x 2.82m)



Fitted with range of base and wall units in pine with grey work surfaces, stainless steel sink unit, space for cooker and fridge/freezer, integrated dishwasher and washing machine, part tiled walls, tiled floor, radiator, coved ceiling, double glazed window and door to rear.



Second reception room 12'6" x 11'10" (3.81m x 3.61m)



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



Bedroom 4/sitting room 10'8" x 9'1" (3.25m x 2.77m)



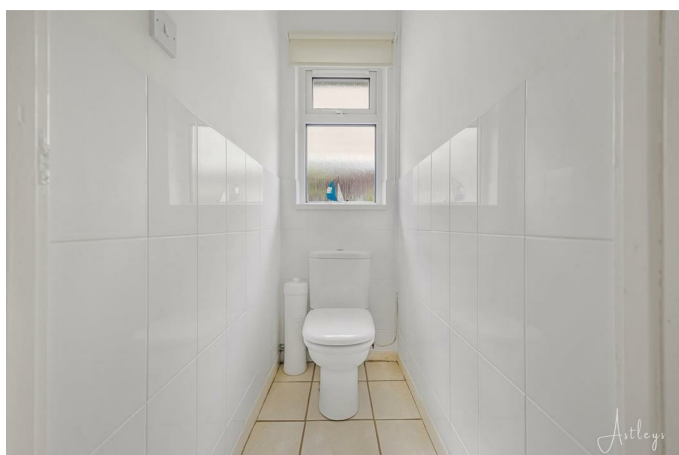
With radiator, double glazed window to front.



Bathroom/w.c. 7'7" x 5'2" (2.31m x 1.57m)

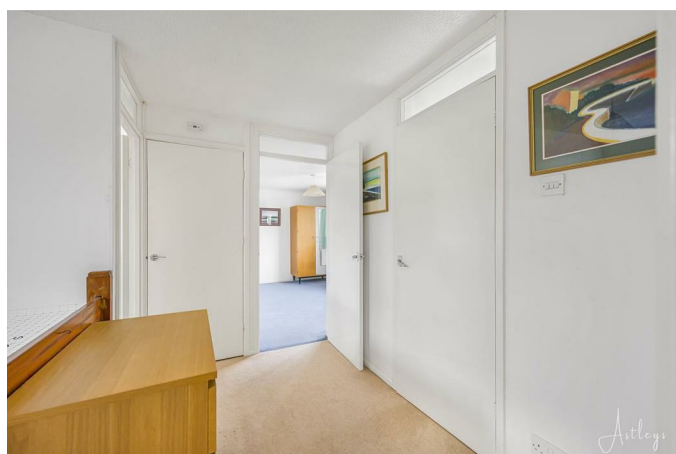


With 3 piece suite in white comprising panelled bath, sink on beech effect vanity unit, radiator, tiled floor, part tiled walls, double glazed window to side.



FIRST FLOOR

Vaulted landing 14'5" x 8'9" x 5'7" (4.39m x 2.67m x 1.70m)



With cupboard housing gas combination central heating boiler, small velux window.

Bedroom one 17'8" x 11'6" (5.38m x 3.51m)



With range of fitted wardrobes with mirror sliding doors, radiator, double glazed window to rear.



Bedroom two 12'7" x 11'5" (3.84m x 3.48m)



With radiator, double glazed window to front.



Bedroom three 14'1" x 7'8" (4.29m x 2.34m)



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

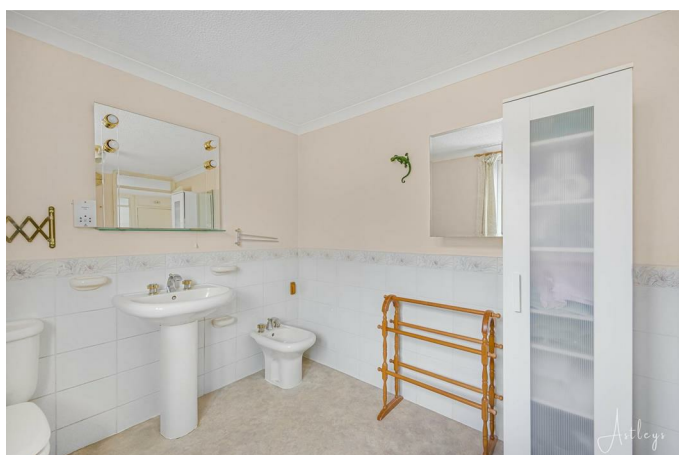


Dressing room/study 7'2" x 4'9" (2.18m x 1.45m)



With double glazed window to side, radiator.

Shower room 11'0" x 8'0" (3.35m x 2.44m)



4 piece suite in Peach comprising w.c., bidet, wash hand basin, double shower cubicle, part tiled walls, cushion flooring, radiator, coved ceiling, double glazed window to side.



Outside



Front garden with a variety of mature trees and shrubs. Ample off-road parking for several vehicles to the side driveway leading to single attached garage. Covered lean-to to side of property providing storage with door to rear garden. The rear garden is enclosed and comprises patio and lawned areas. There is an abundance of mature trees and shrubs, a fish pond, greenhouse and personal access door to garage. Outside water tap.



Lean-to storage to side of property.



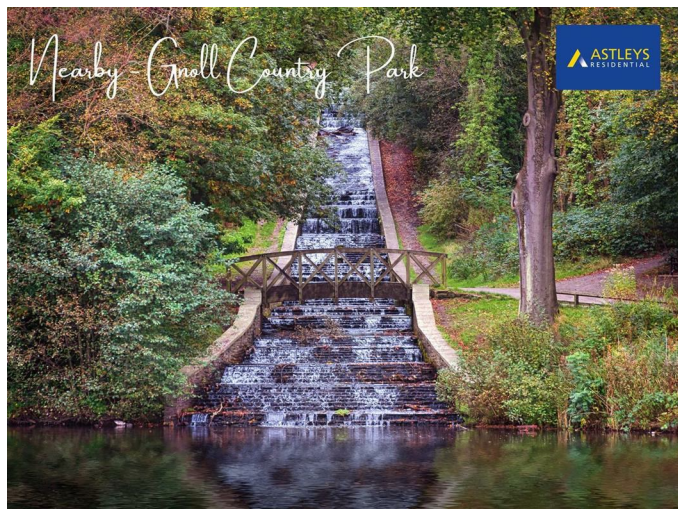
DRONE PHOTOGRAPH



Local walks



Local walks



AGENTS NOTE

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

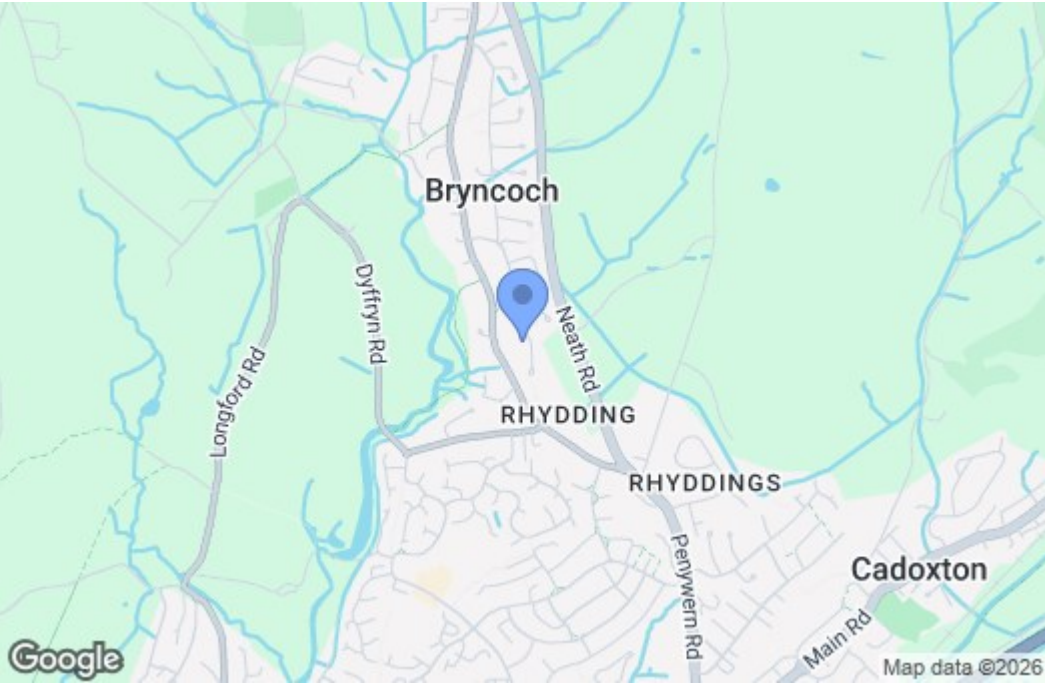
AGENTS NOTE

Council Tax Band E £2983

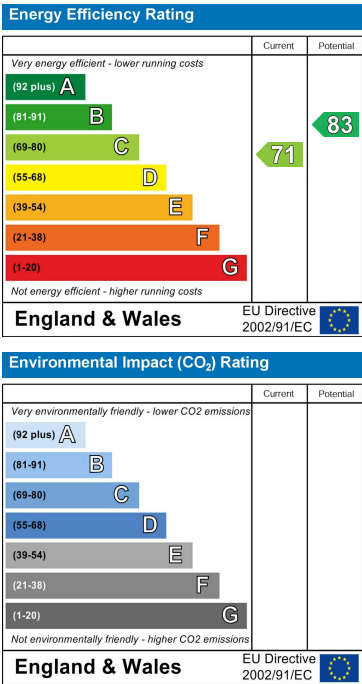
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.