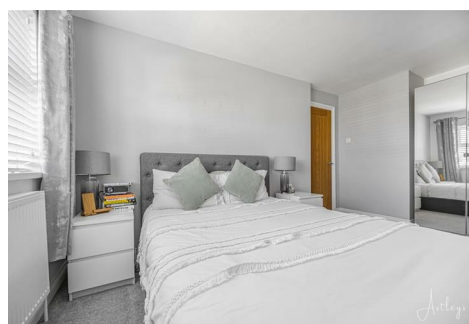




8 Brynau Wood, Neath, SA11 3YQ

Offers In The Region Of £220,000

Immaculately presented and thoughtfully arranged, this appealing semi detached home centres around a stylish open plan kitchen and living space that naturally draws you through the property. Light flows in from the garden through patio doors, creating a calm and sociable environment. Outside, the garden offers clear potential to shape and enhance over time, while the presence of a garage and dedicated parking adds a practical layer that is often sought but not always found.

An inviting hallway leads into a comfortable lounge, where double doors open into the kitchen and dining area, allowing the spaces to work together or independently as needed. The connection to the garden is immediate and seamless, encouraging indoor and outdoor living through the warmer months. Upstairs, the landing leads to three bedrooms along with a neatly presented family bathroom, offering flexibility for growing households, guests or those working from home.

The surrounding area provides a convenient and well connected setting. Nearby green spaces offer opportunities for walking and time outdoors, while a selection of local schools serve the area well. Everyday amenities, cafés and shops can be found within easy reach, with wider town facilities just a short drive away. Transport links are straightforward, providing access to surrounding areas and beyond for commuting or leisure.

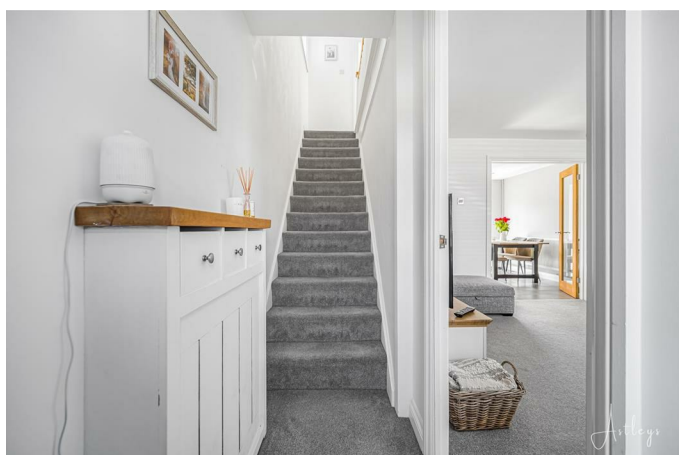
This is a home that combines presentation, practicality and potential in equal measure, well suited to families, professionals, downsizers and those seeking a move that supports both lifestyle and convenience.

Main Dwelling



Composite front door into hallway:

Hallway

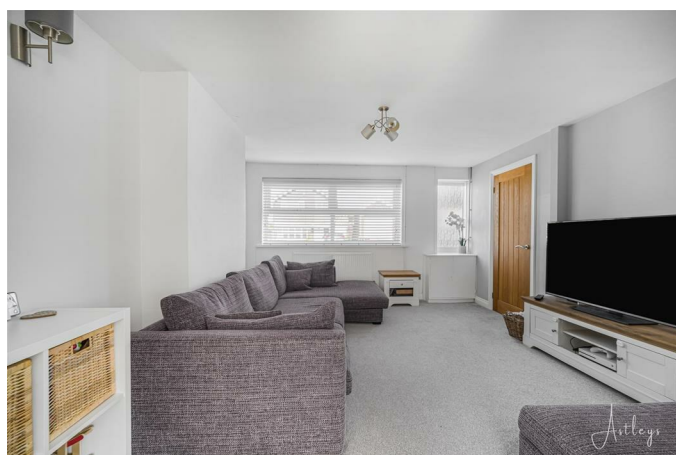


Storage unit, stairs to first floor

Lounge 13'6 x 12'6 (4.11m x 3.81m)



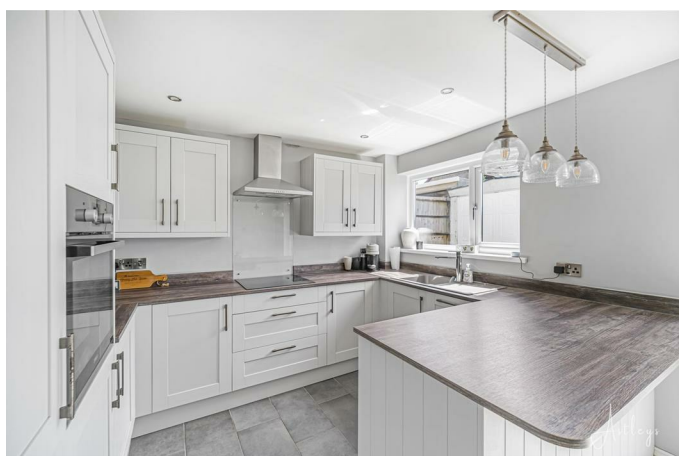
Storage cupboard under stairs, window to the front, radiator, double doors into kitchen



Kitchen/Diner 15'7 x 10'4 (4.75m x 3.15m)



Range of light grey base and wall units with coordinating counter tops, breakfast bar, sink with drainer and mixer tap, built in dishwasher, fridge freezer, washer dryer and wine cooler, induction hob with extractor over, electric oven, spotlights to ceiling, window to the back, tiled floors and radiator in the dining area, double patio doors to the garden

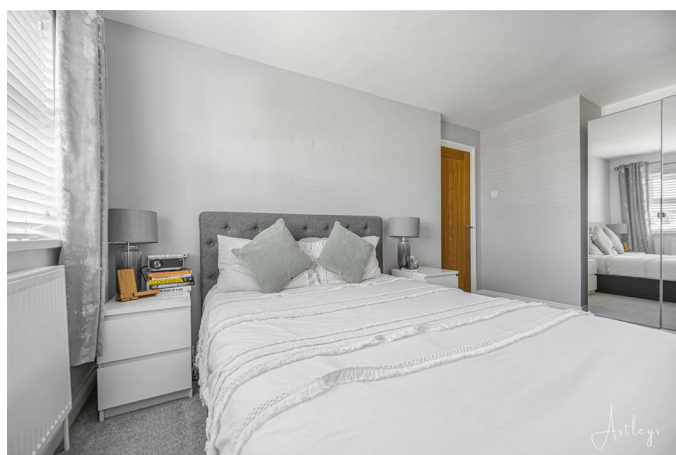


Landing 6'2 x 6'2 (1.88m x 1.88m)



Window to the side and radiator

Bedroom 1 13'3 x 8'8 (4.04m x 2.64m)



Window to the front and radiator



Bedroom 2 9'3 x 9'1 (2.82m x 2.77m)



Window to the back, radiator and built in cupboard



Bedroom 3 9'1 x 6'7 (2.77m x 2.01m)



Window to the front, radiator and built in storage over the stairs

Bathroom 6'1 x 6'1 (1.85m x 1.85m)



White suite with sink unit, low level w/c and bath with shower over, heated towel rail, tiled floor and walls, window to the back

Garden



Garage with front and rear access, paved and lawned areas



Garage



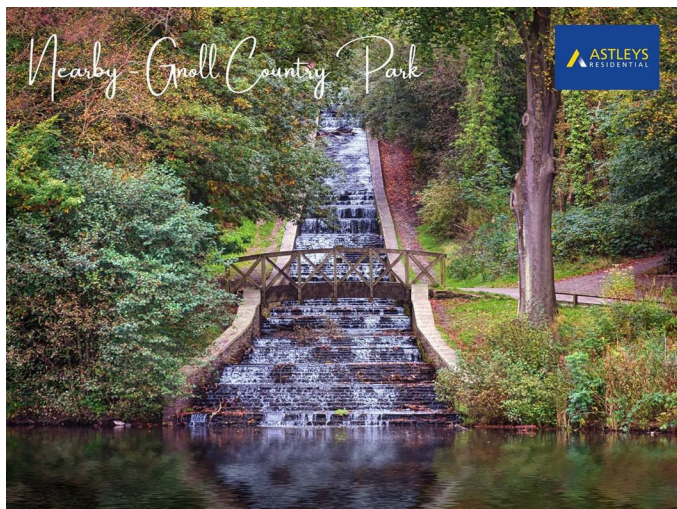
Drone



Neath Canal



The Gnoll Country Park



Sky
Virgin

Agents Notes

Neath Port Talbot Council Tax Band: C

Annual Price:

£2,259

Agents Notes

Conservation Area :

No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

764 ft 2 / 71 m 2

Plot size:

0.07 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

3 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability:

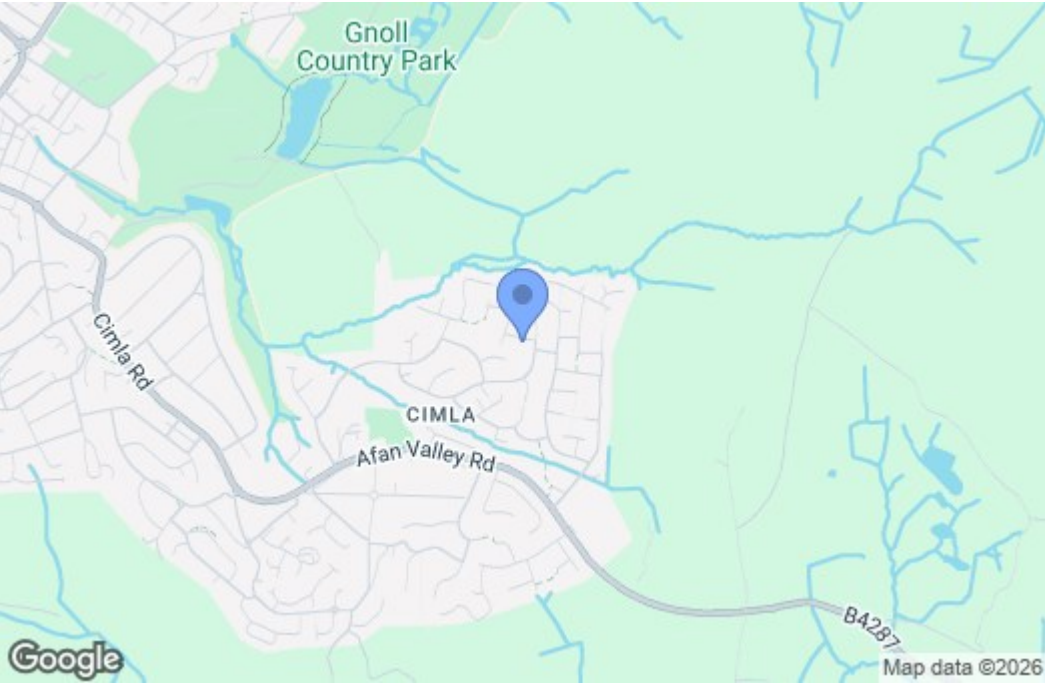
BT

Floor Plan

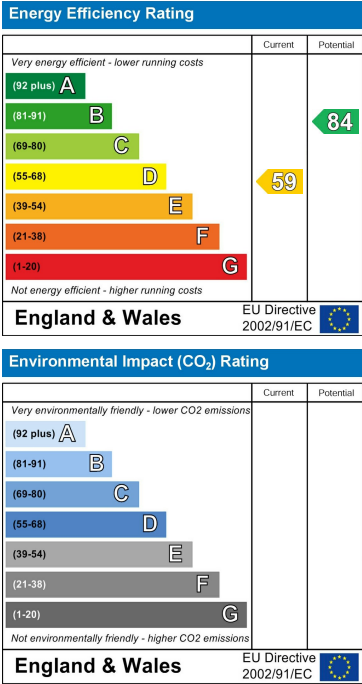


Total area: approx. 74.9 sq. metres (806.0 sq. feet)

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.