



## 44 Daphne Road, Bryncoch, Neath, SA10 8DU

**Offers In The Region Of £394,950**

**\*\*FREEHOLD ON COMPLETION\*\***

Situated within a well regarded residential setting, this impressive detached home has been designed with modern family living in mind. At its heart is a generous open plan kitchen and dining space, while a separate dining room offers a more formal setting for entertaining. The flexibility of a ground floor bedroom or study provides valuable versatility, whether for home working, guests or multigenerational living, and the principal bedroom benefits from its own en suite for added comfort and privacy. The welcoming entrance hall creates an excellent first impression and leads through to a spacious lounge filled with natural light, alongside a convenient cloakroom. The kitchen and dining area is well arranged for everyday life with direct access to the garden enhancing. The garage provides useful storage and practical convenience. Upstairs, the remaining bedrooms are all generous doubles, creating comfortable accommodation for family members and visitors, complemented by a contemporary family bathroom and the en suite to the principal bedroom. The property enjoys a convenient position on the edge of Neath, with everyday amenities close at hand including local shops, cafés and supermarkets. Families will appreciate the choice of well regarded primary and

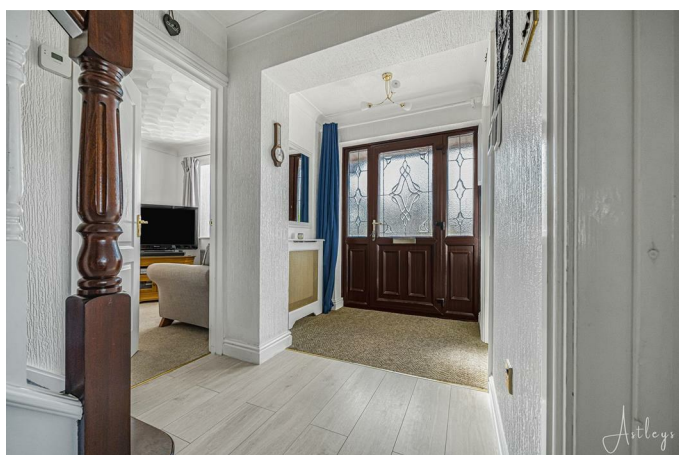


## Main dwelling



Composite front door into:

**Hallway 5'8" x 16'6" (1.73 x 5.05)**



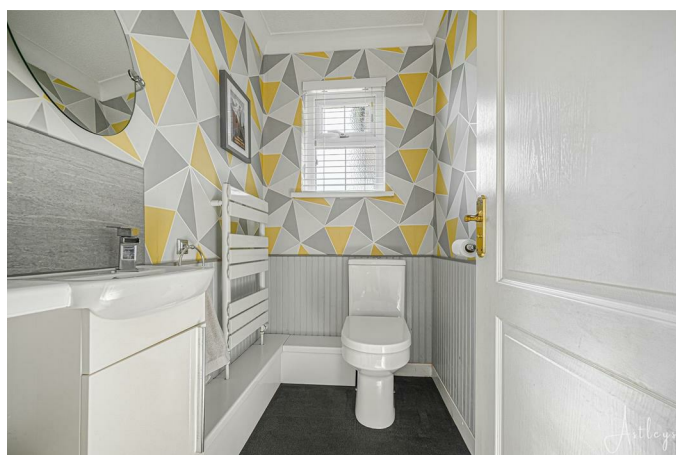
Wood effect flooring with recessed welcome mat and radiator, attractive open staircase with balustrade and spindle detailing rising to the first floor, radiator.

## Bedroom 4/study 8'8" x 12'0" (2.66 x 3.66)



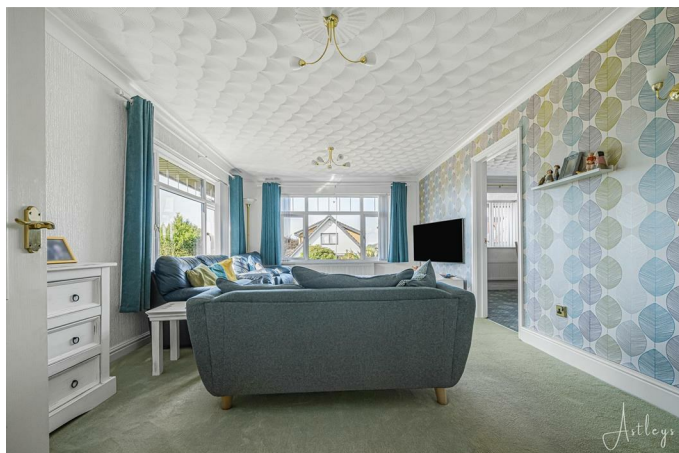
Bay window to front, fitted carpet and radiator.

**W/C**



Carpet tile flooring, WC. wash hand basin with waterfall taps and vanity base unit and heated towel rail.

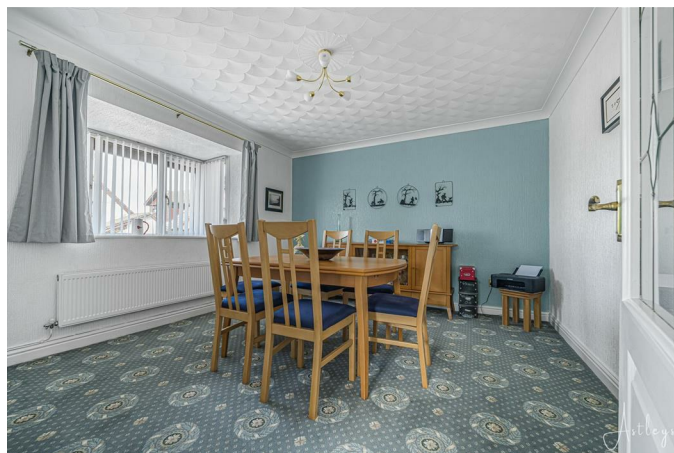
**Lounge 58'0" x 37'4" (17.7 x 11.4)**



Window to the side and front, access to the dining room and radiator



**Dining room 11'7" x 11'6" (3.54 x 3.51)**



Bay window to the side and radiator.

**Kitchen/diner 20'11" x 8'5" (6.40 x 2.59)**



Farmhouse style kitchen with a range of wall mounted and base units and coordinating wood effect worktops, Rangemaster cooker and extractor fan. Stainless steel sink with drainer and mixer tap, Tiled floor, radiator, window to the side, French doors to rear, two radiators





**Utility room 8'7" x 7'2" (2.63 x 2.19)**



Door to the garden, space for a fridge/freezer, washing machine and dishwasher

**Landing**



Airing cupboard, attic access with pull down ladder.

**Bedroom 1 11'8" x 14'4" (3.58 x 4.37)**



Built in wardrobes with additional built in dressing table and storage, Window to the front and the side with radiator



**Bedroom 2 8'8" x 14'2" (2.66 x 4.33)**



**En suite 4'11" x 5'5" (1.51 x 1.66)**



Low level w/c, sink and shower unit, laminate flooring and window to the side with radiator

Built in wardrobes providing useful storage, windows to the front and back with radiator





**Bedroom 3 8'3" x 9'10" (2.53 x 3.01)**



Window to the front and radiator

**Family bathroom 8'11" x 6'2" (2.73 x 1.90)**



Tiled walls and floor, 3 piece suite comprising bath with overhead shower, WC, wash hand basin set in vanity unit, wall mounted heated towel rail.

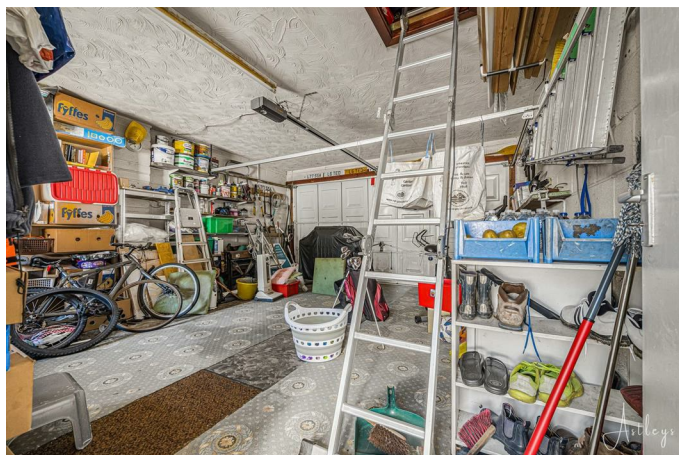
**Garden**



Corner plot with off road parking, enclosed rear garden with patio and steps up to south facing sun deck.



### Garage



Double garage with electric door and additional loft space.

### Drone



### Agents notes

Neath Port Talbot Council Tax Band: F

Annual Price: £3,671

The property will be Freehold on completion

### Agents notes

Conservation Area :

No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

1,593 ft<sup>2</sup> / 148 m<sup>2</sup>

Plot size:

0.11 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

13 Mbps

Superfast

68 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability:

BT

Sky

Virgin



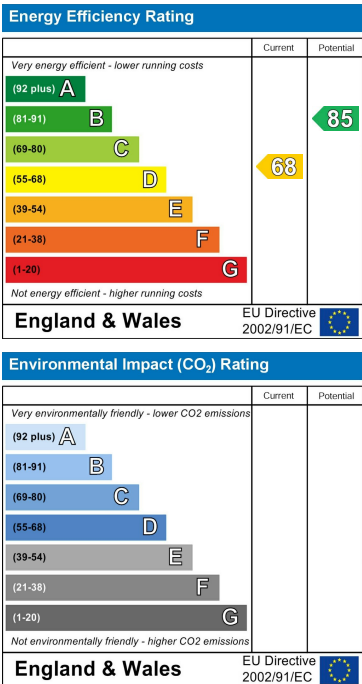
Floor Plan



Area Map



Energy Efficiency Graph



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