



24 Underwood Road, Cadoxton, Neath, SA10 8BU

Offers In The Region Of £249,950

Set back with the ease of private driveway parking with electric charger and framed by a pretty garden, with the potential for the hot tub to stay, this semi detached home immediately offers a sense of comfort and considered living. Inside, a modern kitchen forms the heart of the house, designed for both everyday use and relaxed entertaining, while the addition of a ground floor shower room alongside an upstairs bathroom brings a level of practicality that suits busy households and visiting guests alike.

The living space is well balanced, with a generously sized lounge featuring a stylish focal wall that creates a warm and inviting setting for evenings in. The layout flows naturally through to a conservatory positioned just off the kitchen, providing a light filled area that opens onto the garden and extends the living space through the seasons. Upstairs, the bedrooms are all well proportioned, offering flexibility for family life, working from home or welcoming visitors.

Main dwelling



Entrance via composite front door into:

Entrance hall



Stairs up to first floor

Lounge 22'1 x 11'3 (6.73m x 3.43m)



Feature panelling, coving, radiator, bay window, laminate flooring and gas fire (not tested)

Lounge



Kitchen 15'5 x 10'1 (4.70m x 3.07m)



Black wall and base units with co-ordinating white work surfaces, butlers sink with mixer tap, Island bar with storage, gas hob with electric oven with extractor fan, integrated dishwasher, washing machine, fridge freezer and recycling bins, tiled floor and radiator, door to the side garden.

Kitchen



Conservatory 12'1 x 10 (3.68m x 3.05m)



Wooden floors, doors to garden and window to the kitchen

Shower room 5'5 x 11'1 (1.65m x 3.38m)



Tiled floor and walls, window to the side, upright radiator white low level w/c, sink and walk in shower

Shower room



Bedroom 1



Landing



Bedroom 2 7'2 x 10'6 (2.18m x 3.20m)



Bedroom 1 11'6 x 10'7 (3.51m x 3.23m)



Window to the front, radiator and storage cupboard

Window to the back with radiator

Bedroom 3 22' x 6'2 (6.71m x 1.88m)



Window to the back and upright radiator

Bedroom 3



Bathroom 5'1 x 8'5 (1.55m x 2.57m)



Tiled floor and walls, white suite with bath with hand held shower, low level w/c, pedestal sink, upright radiator

Garden



Tiered garden with composite decked area, patio area and garden shed, side access to the driveway

Garden



Garden



Drone



Agents notes

Neath Port Talbot Council Tax Band: C

Annual Price: £2,170

Agents notes

Conservation Area :

No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

968 ft 2 / 90 m 2

Plot size:

0.05 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

20 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability:

BT

Sky

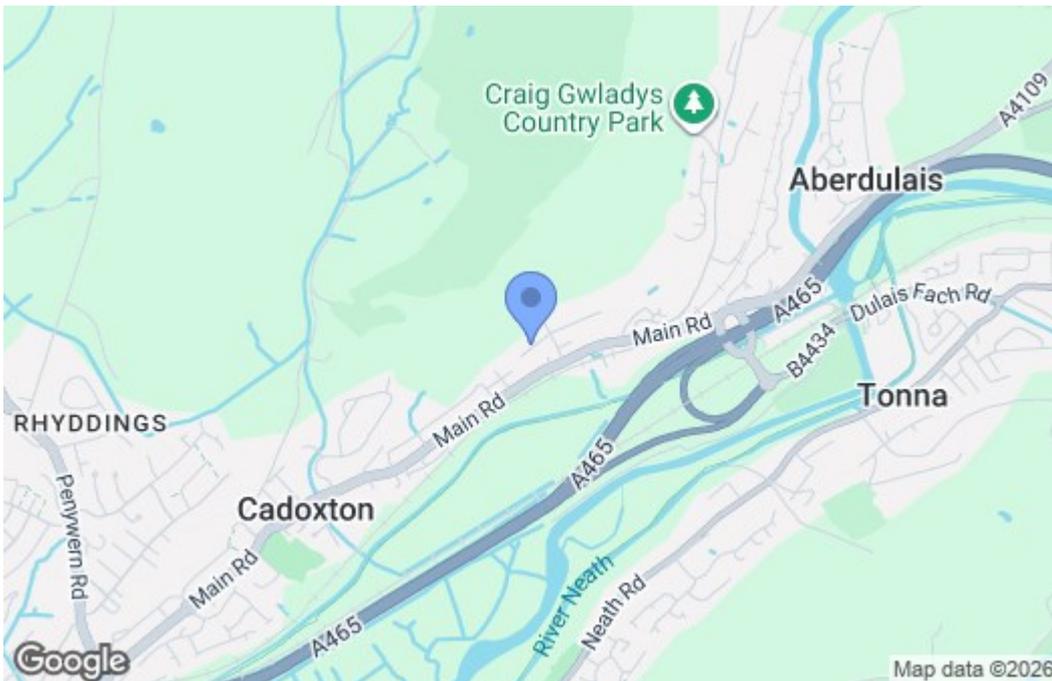
Virgin

Floor Plan

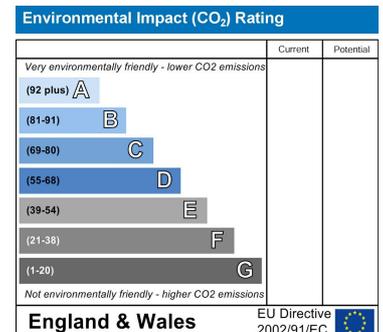
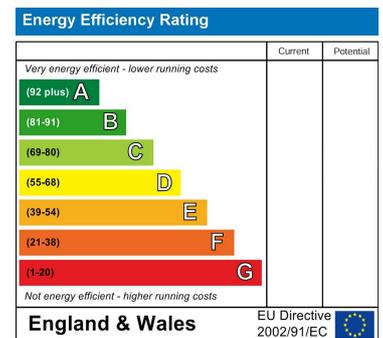


Total area: approx. 101.2 sq. metres (1089.5 sq. feet)

Area Map



Energy Efficiency Graph



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