



17 Bryncatwg, Neath, SA10 8BG

£269,950

Situated in a highly sought-after residential location, this beautifully presented three-bedroom semi-detached home enjoys breath taking panoramic views over Neath and offers versatile accommodation arranged over three floors. The property is well maintained throughout and provides spacious, flexible living accommodation. The first floor comprises a fitted kitchen, family bathroom, and a dining room which could also be utilised as Bedroom two, depending on individual requirements. The second floor features two further bedrooms, including the generous principal bedroom. One of the standout features of this property is the tiered rear garden, which provides the perfect setting for relaxing or entertaining while taking in the stunning elevated views across Neath and the surrounding countryside. To the front of the property, there is the added benefit of off-road parking, a garage, and convenient side access leading to the rear garden. Offering an excellent combination of location, presentation, and spectacular views, this attractive home is sure to appeal to first-time buyers, families, and those looking to upsize alike. Early viewing is highly recommended to fully appreciate everything this property has to offer.

Main Dwelling



Enter through PVC door into:

Porch 4'3" x 4'6" (1.30 x 1.38)



With PVC door, tiled flooring, window to side and door into:

Hallway 15'3" x 6'0" (4.65 x 1.83)



With stairs to first floor, radiator and storage cupboard.

Lounge 15'9" x 12'4" (4.82 x 3.77)



Cosy lounge with large window to front, electric fire (not tested) with brick feature surround, radiator and coved ceiling.

Lounge



First floor landing 5'11" x 15'6" (1.81 x 4.73)



Kitchen 10'10" x 10'2" (3.32 x 3.10)



Fitted with base and wall units in white with coordinating work surface to include, stainless steel sink and drainer, part tiled walls, electric cooker and oven, space for washing machine and fridge/freezer, radiator, window to rear and door to rear garden.

Kitchen



Bathroom 5'5" x 6'11" (1.67 x 2.12)



Fitted with three piece suite in white to include; panelled bath, low level wc, pedestal wash hand basin, shower cubicle, part tiled walls, cushioned flooring, radiator and window to rear.

Bathroom



Dining room/Bedroom two 10'8" x 10'0" (3.27 x 3.05)



With large window to rear, radiator and cove ceiling.

Dining room/Bedroom two



Second floor landing 5'1" x 12'4" (1.56 x 3.76)



Bedroom one 12'4" x 13'8" (3.77 x 4.19)



Double bedroom with a range of fitted wardrobes, storage cupboard, coved ceiling, radiator and large window to front.

Bedroom one



Bedroom three 12'7" x 8'3" (3.85 x 2.52)

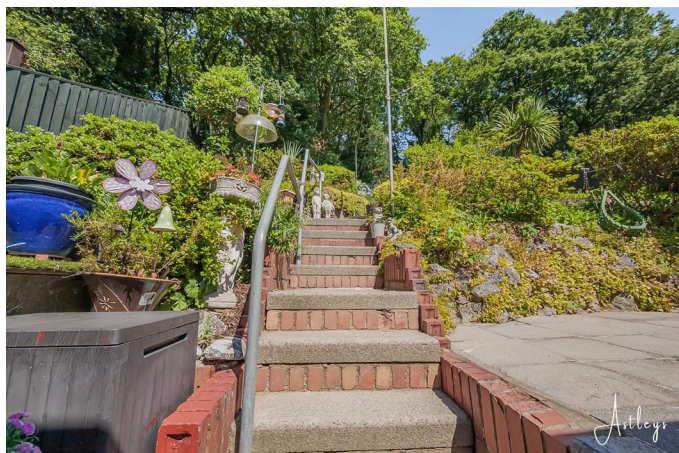


With storage cupboard housing combination boiler, coved ceiling, radiator and window to front.

Bedroom three



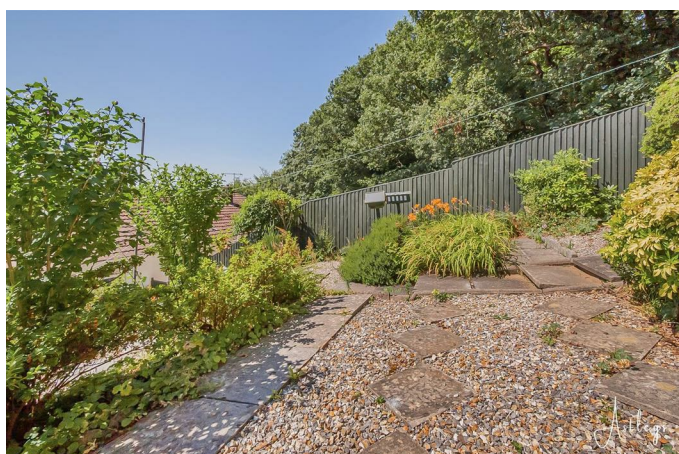
Outside



Externally, the property enjoys a beautifully landscaped, tiered rear garden, thoughtfully maintained and offering truly spectacular panoramic views across Neath and the surrounding countryside. This wonderful outdoor space provides the perfect setting for both relaxation and entertaining, while also benefiting from an outside WC, convenient side access, and a useful storage shed.

To the front, the property is equally impressive, featuring ample off-road parking and a garage with an electrical supply and water usage, offering excellent versatility for secure storage, a workshop, or additional hobby space.

Outside



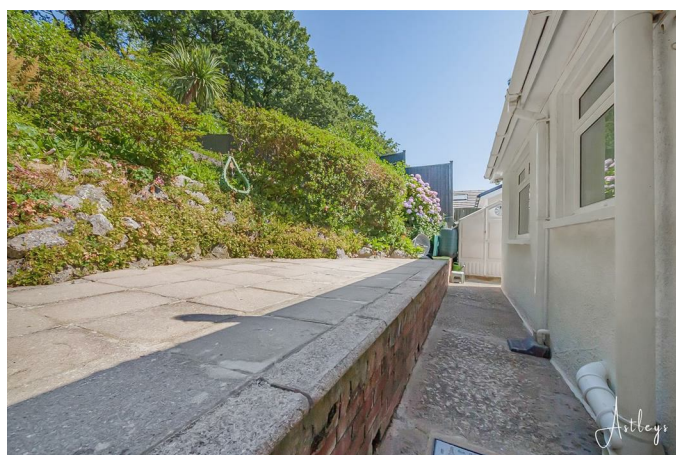
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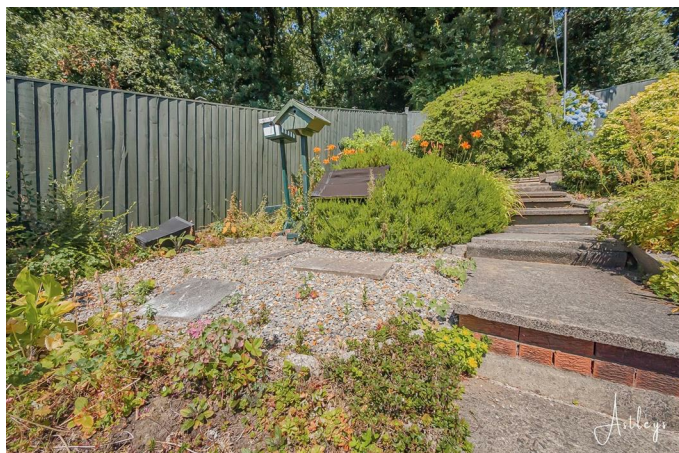
Outside



Outside



Outside



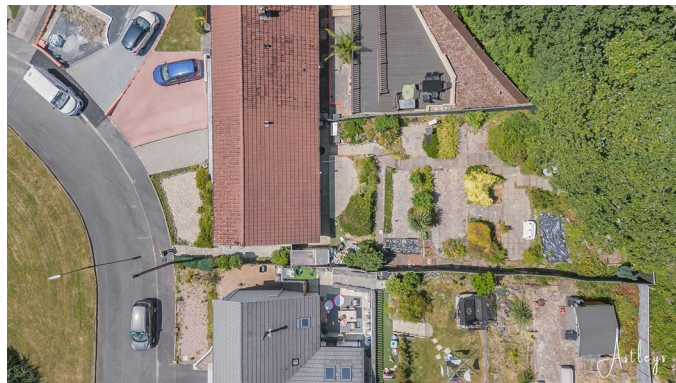
Outside



Drone Image



Drone Image



Agents Notes

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

75 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

Agents Notes

Local Authority: Neath Port Talbot

Council Tax Band: D

Annual Price:

£2,541

Conservation Area: No

Flood Risk

River : Very low

Seas : Very low

Floor Plan

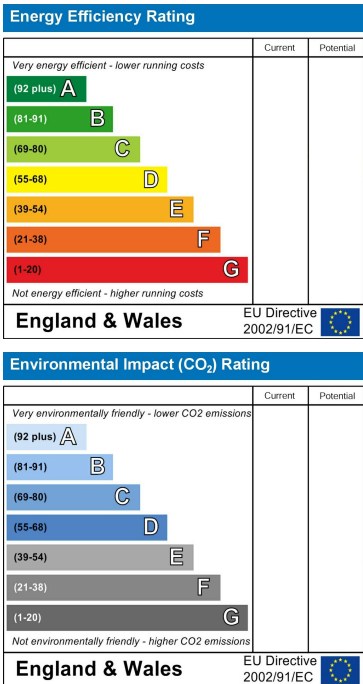


Total area: approx. 109.0 sq. metres (1173.4 sq. feet)

Area Map



Energy Efficiency Graph



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