



## 62 Priory Court, Neath, SA10 7RZ

**Offers In The Region Of £385,000**

Designed with modern living in mind, this detached home offers a wonderful combination of space and practicality. The open plan kitchen and dining area forms the heart of the home, complemented by two reception rooms, a utility room, cloakroom, en suite principal bedroom, garage and driveway.

A welcoming hallway leads to a bright lounge and a second reception room that provides flexibility for dining, family living or home working. To the rear, the kitchen and dining space enjoys direct access to the garden through patio doors, opening onto a pretty rear garden featuring a decked seating area, patio and lawn. A separate utility room and cloakroom add everyday convenience.

Upstairs, the well proportioned bedrooms offer comfortable accommodation, with the principal bedroom benefiting from an en suite shower room. A family bathroom serves the remaining bedrooms.

Situated in the popular village of Bryncoch, the property is within easy reach of local schools, shops and everyday amenities. The beautiful Gnoll Estate Country Park is nearby, while excellent road links provide convenient access to Neath town centre, the A465 and M4 corridor.

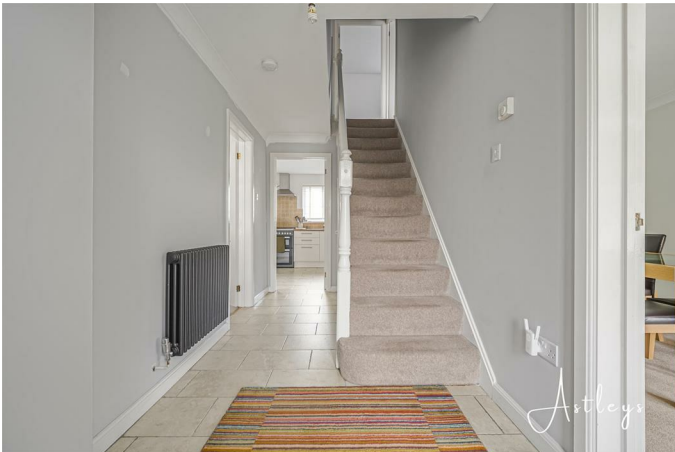
A versatile home in a well connected location, ideally suited to families, professionals and those seeking more space for modern life.

## Main Dwelling



UPVC door into:

## Hallway 6'23 x 15'97 (1.83m x 4.57m)



Tiled floor, understairs storage cupboard, coving and radiator

## Lounge 10'1 x 17'2 (3.07m x 5.23m)



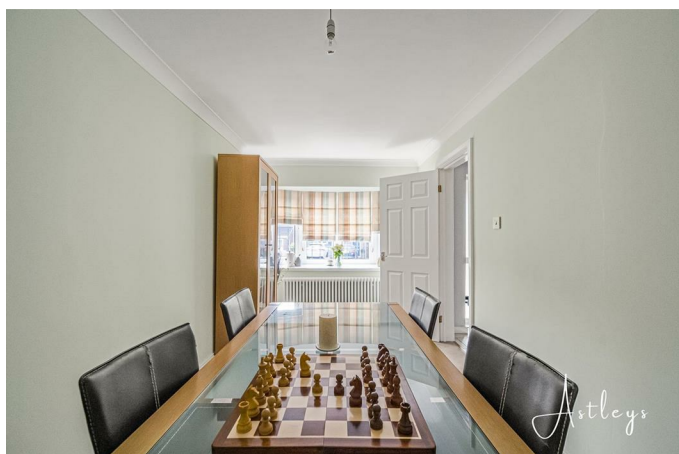
Gas fire, window to front, radiator and coving



**Second Reception Room/Dining Room 18' x 7'71 (into bay) (5.49m x 2.13m (into bay))**



Bay window to the front, Radiator and coving



**Kitchen/Diner 21'5 x 9'9 (6.53m x 2.97m)**



A range of cream base and wall units with coordinating counter top, gas hob and oven with extractor over, stainless steel sink with drainer and mixer tap, tiled floor and partially tiled walls, space for fridge, integrated freezer, window to the back, patio doors to the back and radiator



**Utility Room 4'9 x 6'12 (1.45m x 1.83m)**



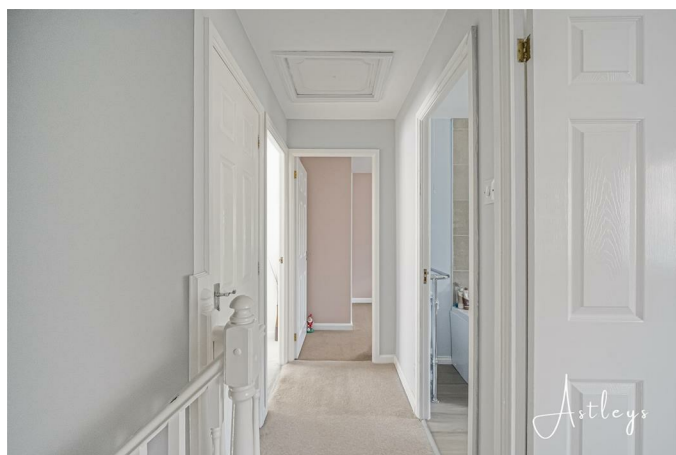
A range of cream base and wall units with coordinating counter top, stainless steel sink and drainer with mixer tap, space for dishwasher and washing machine, tiled floor, door to the side

**Cloakroom 3'9 x 4'8 (1.14m x 1.42m)**



Sink with low level w/c, window to the side and tiled floor

**Landing 9'18 x 3'44 (2.74m x 0.91m)**



Storage cupboard and attic access

**Bedroom 1 15'5 x 11'26 (4.70m x 3.35m)**



Built in wardrobe, storage cupboard, radiator and window to the front



**En Suite 6'9 x 5'9 (into shower) (2.06m x 1.75m (into shower))**



Walk in shower, sink unit and low level w/c, tiled floor, window to the front, radiator

**Bedroom 2 14'12 x 8'19 (4.27m x 2.44m)**



Built in wardrobe, window to the front and radiator



**Bedroom 3 11'34 x 7'63 (3.35m x 2.13m)**



Window to the back and radiator

**Bedroom 4 11'29 x 8'06 (into wardrobe) (3.35m x 2.59m (into wardrobe))**



Built in wardrobe, window to the back and radiator



**Family Bathroom 7'62 x 5'89 (2.13m x 1.52m)**



Vanity sink unit ,low level w/c, bath with shower over, cushioned floor, window to the back, heated towel rail, partially tiled walls

**Garden**



Pretty lawned front garden. The back garden has a partially decked seating area, patio area and lawned area, garage and storage area



Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

6 Mbps

Superfast

54 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability:

BT

Sky

Virgin

## Drone

### Agents Notes

Neath Port Talbot Council Tax Band: E

Annual Price:

£3,106

### Agents Notes

Conservation Area :

No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

1,291 ft<sup>2</sup> / 120 m<sup>2</sup>

Plot size:

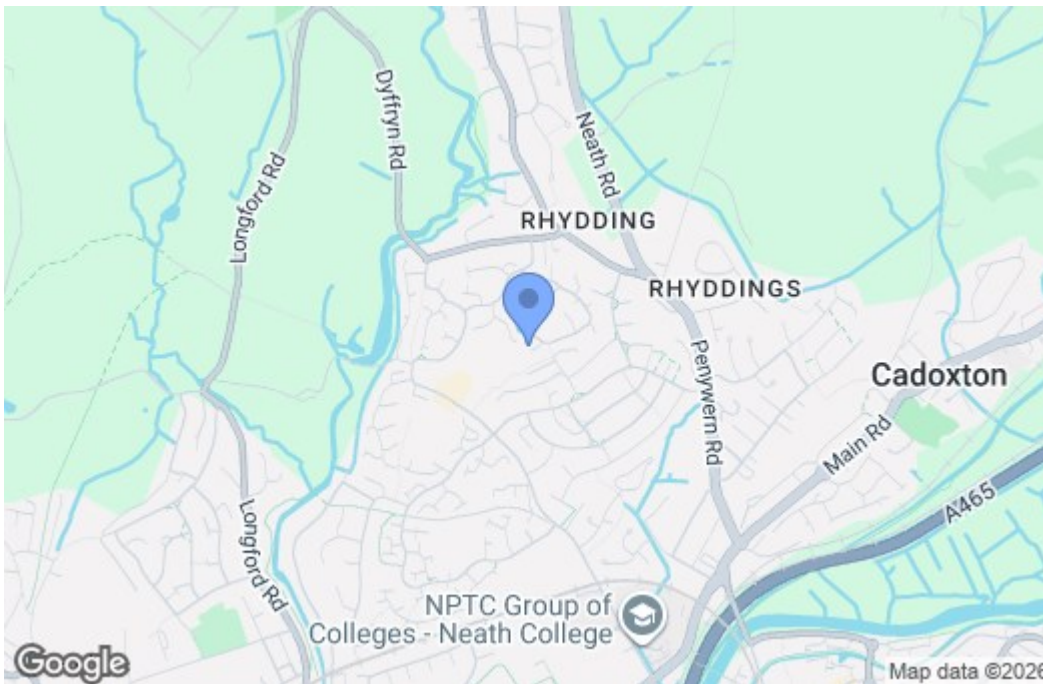
0.07 acres

## Floor Plan

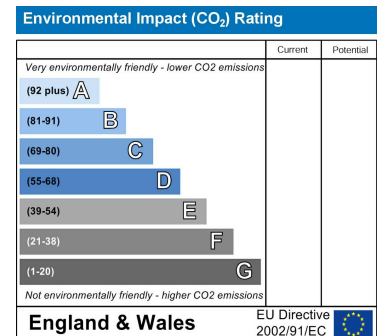
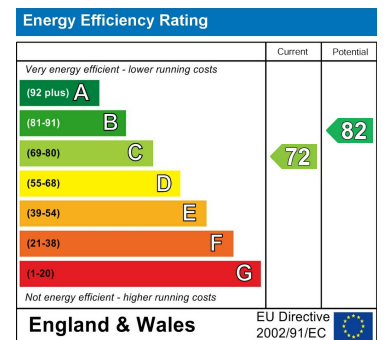


Total area: approx. 139.7 sq. metres (1504.0 sq. feet)

## Area Map



## Energy Efficiency Graph



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