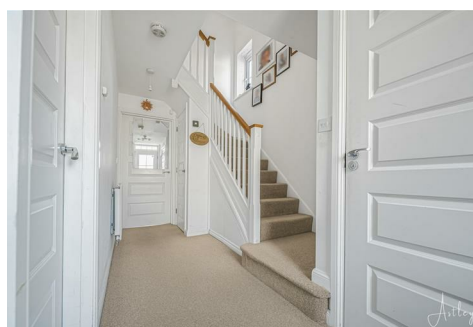




176 Cae Morfa, Neath, SA10 6EH

Offers In The Region Of £299,995

FREEHOLD Nestled within a desirable and peaceful cul-de-sac, this attractive four-bedroom family home offers spacious, well-planned accommodation, making it an excellent choice for modern family living. Upon entering, you are welcomed by a comfortable lounge, ideal for relaxing and unwinding. To the rear of the property is a generous kitchen/diner, providing a wonderful social space for family meals, entertaining guests and everyday living. A convenient downstairs cloakroom completes the ground floor. To the first floor, the property boasts four well-proportioned bedrooms, including a main bedroom with its own En-suite, together with a modern family bathroom. Outside, the property continues to impress with an enclosed rear garden, offering a private and enjoyable outdoor space for children, entertaining or simply relaxing during the warmer months. The property also benefits from a garage with power and lighting, as well as off-road parking for two cars, providing excellent practicality for a busy family household. With its generous accommodation, private garden, garage, ample parking and sought-after cul-de-sac position, this is a fantastic family home that is sure to appeal to a wide range of buyers.

Main Dwelling

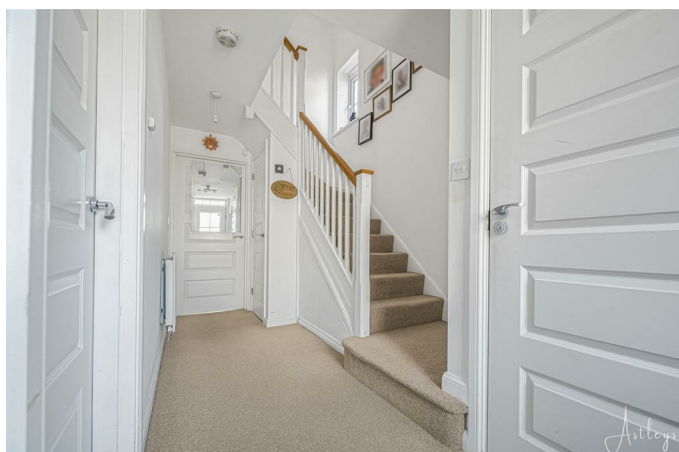


Enter through PVC door into:

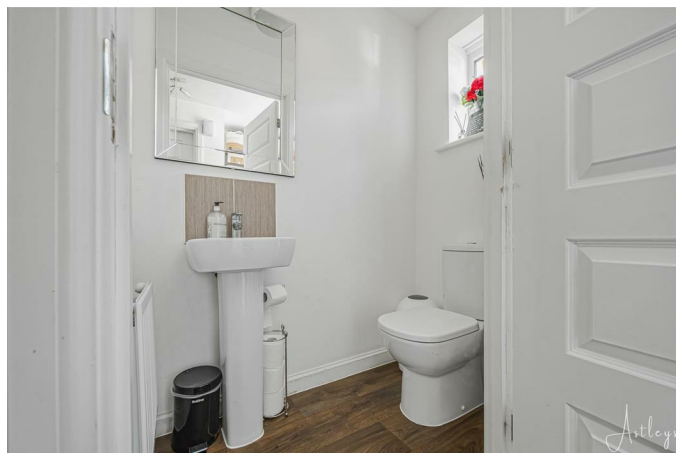
Hallway 16'2" x 3'10" (4.94 x 1.17)

With window to front and stairs to first floor.

Hallway



Cloakroom 2'11" x 5'3" (0.89 x 1.61)



With two piece suite to include low level wc, pedestal wash hand basin, radiator and window to front.

Lounge 11'7" x 15'5" (3.55 x 4.70)



Spacious lounge with window to front, radiator and opening into kitchen/diner.

Lounge



Kitchen/Diner 19'7" x 9'7" widening to 13'3" (5.98 x 2.94 widening to 4.06)



Fitted with base and wall units in high gloss cream with coordinating work surfaces to include, space for washing machine, tumble dryer and fridge/freezer, laminate flooring, electric oven with gas hob and extractor over, stainless steel sink and drainer, radiator, window to rear and patio doors to rear garden.

Kitchen/Diner



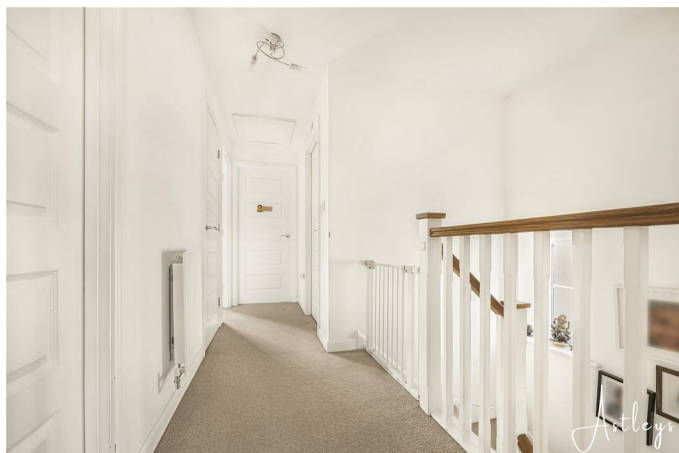
Kitchen/Diner



Kitchen/Diner

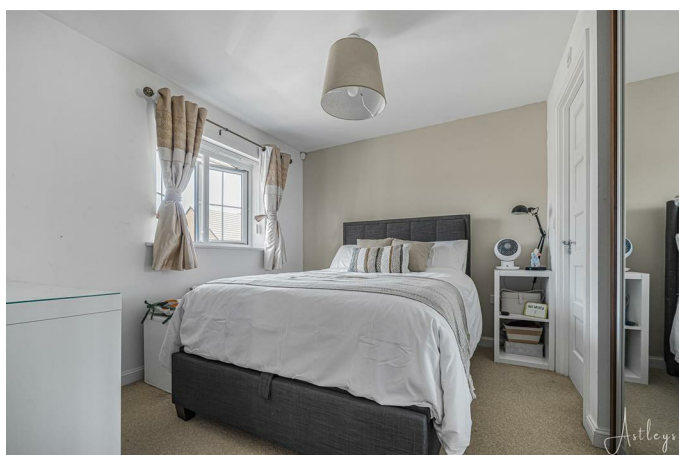


Landing 8'11" x 13'1" (2.73 x 4.01)



With radiator and attic hatch.

Bedroom one 10'0" x 9'1" (3.05 x 2.77)



Double bedroom with a range of fitted wardrobes, window to front and radiator.

Bedroom one

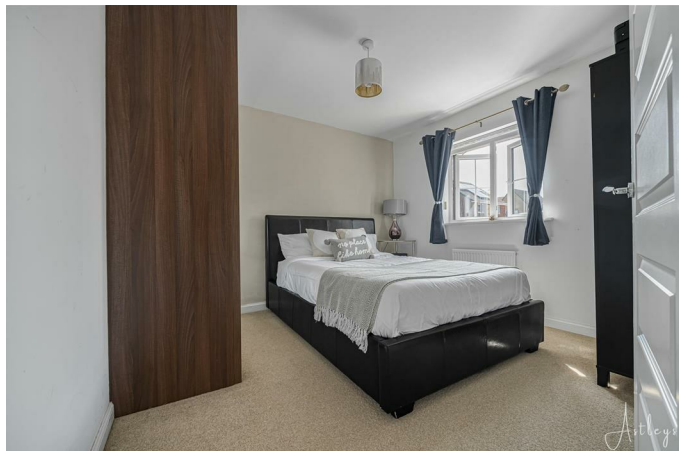


Ensuite 7'3" x 3'10" (2.21 x 1.17)



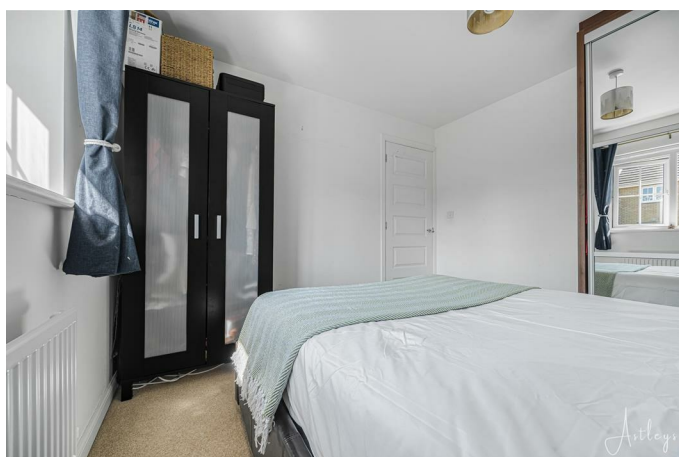
Fitted with three piece suite to include, low level wc, pedestal wash hand basin, walk in shower, part tiled walls, radiator and window to side.

Bedroom two 10'4" x 10'0" (3.15 x 3.06)



Double bedroom with a range of fitted wardrobes, radiator and window to rear.

Bedroom two



Bedroom three 9'0" x 7'8" (2.75 x 2.34)



With window to front and radiator.

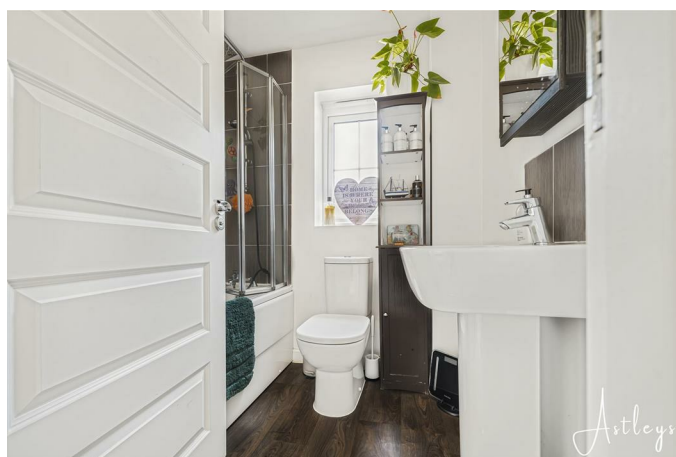
Bedroom three

Bedroom four 6'11" x 8'11" (2.12 x 2.73)



With space for wardrobes, window to rear and radiator.

Bathroom



Bathroom



Outside

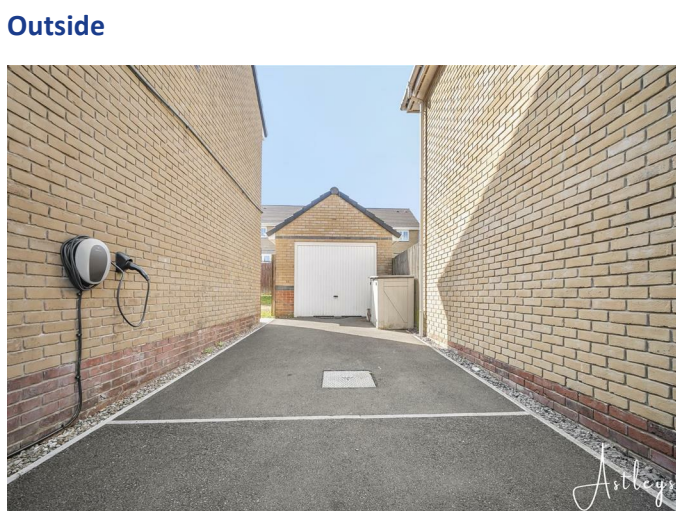


Outside



Enclosed rear garden benefitting from patio area and laid to lawn with access to garage which also benefits from power and light.

Outside



Drone Image



Agents Notes

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

11 Mbps

Ultrafast

10000 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

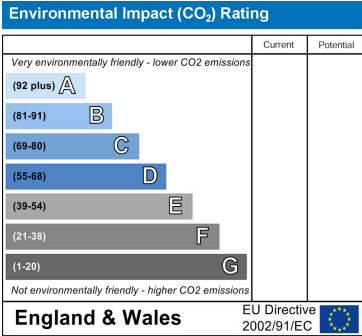
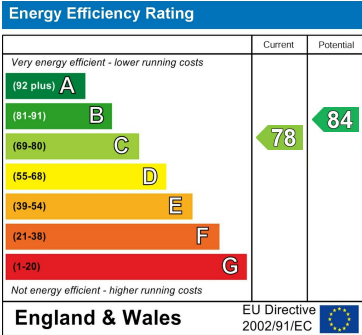


Total area: approx. 135.4 sq. metres (1456.9 sq. feet)

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.