



25 Derwen Deg, Neath, SA10 7FP

Offers In The Region Of £185,000

Newly renovated and thoughtfully presented, this attractive home combines a fresh, contemporary feel with the practical advantages of two allocated parking spaces and an enclosed rear garden.

Inside, the entrance hall leads through to a welcoming lounge, with stairs rising to the first floor. To the rear, the kitchen benefits from patio doors opening directly onto the enclosed garden, creating a natural connection between the everyday living space and outdoors. Upstairs, two bright bedrooms are complemented by a well appointed bathroom, providing a straightforward arrangement that is equally suited to relaxed home life or working from home.

The property is positioned within the established residential community of Bryncoch, where everyday amenities are close at hand. Local shops and convenience stores provide useful essentials, while the village has places to eat and meet, including the Bryncoch Inn. The area is also well served by local schools, with Blaenhonddan Primary School and Bryncoch Church in Wales Primary School both within the wider community. For those who enjoy having green space nearby, Gnoll Country Park offers an especially appealing escape. Its extensive woodland, lakeside paths and recreational routes provide plenty of opportunity for walking and

Main dwelling

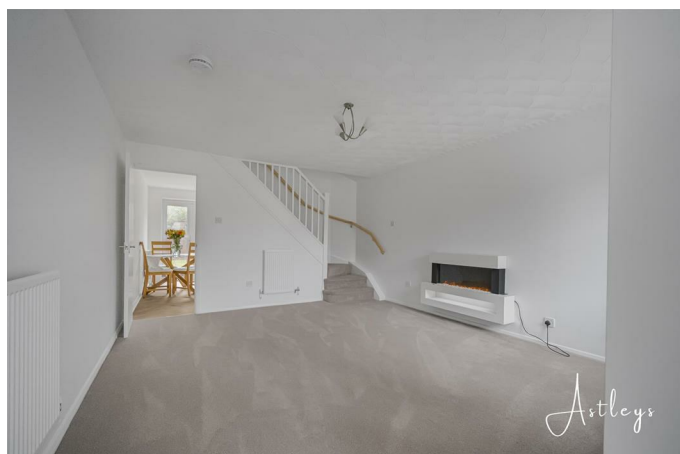


UPVC front door into:

Hallway 3'4" x 3'11" (1.02 x 1.21)

Cushioned floor into:

Lounge 14'3" x 12'7" (4.36 x 3.85)



Welcoming lounge with feature fireplace, two radiators and window to the front, stairs to the 1st floor



Kitchen 12'6" x 8'7" (3.83 x 2.64)



A range of cream base and wall units with coordinating wood effect counter tops, a gas hob and electric oven with an extractor fan over, sink under the window with mixer tap and drainer, Boiler (serviced Nov 2026), partially tiled walls, cushioned flooring, window to the back and patio door to the garden. Storage cupboard under the stairs (0.83m x 1.58m)



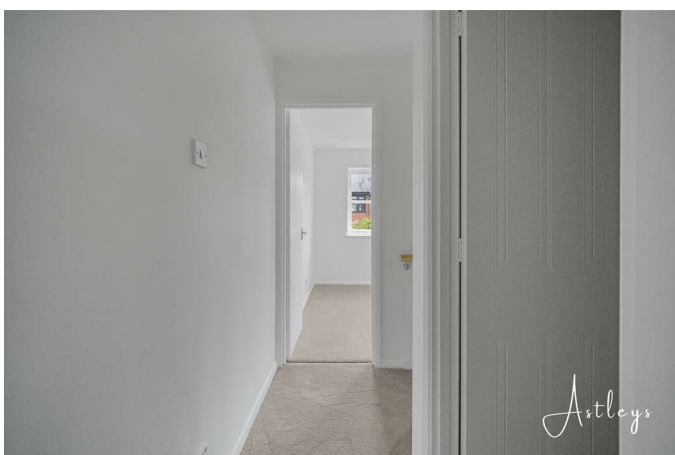
Bedroom 1 12'7" (into wardrobe) x 8'4" (3.86 (into wardrobe) x 2.56)



Fitted wardrobes, radiator and a window to the front



Landing 6'9" x 2'7" (2.08 x 0.81)



Bedroom 2 8'7" x 12'7" (2.64 x 3.86)



Two windows to the front providing natural light and a radiator



Bathroom 9'8" x 5'3" (2.97 x 1.62)



White suite with a bath with shower over, pedestal sink and low level w/c, Cushioned floor, partially tiled walls, radiator and useful storage cupboard



Garden



Enclosed garden with patio and lawned areas



Parking x 2 cars



Drone



Agents notes

Neath Port Talbot Council Tax Band: C

Annual Price:

£2,259

Agents notes

Conservation Area :

No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

678 ft 2 / 63 m 2

Plot size:

0.03 acres (2 Plots)

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

6 Mbps

Superfast

65 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability:

BT

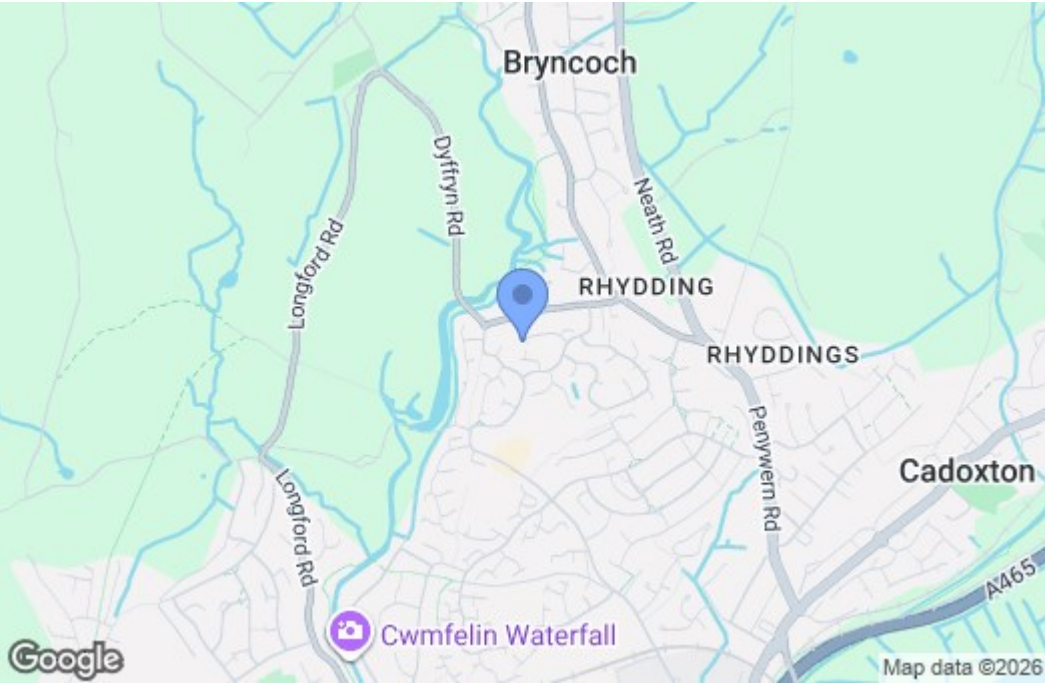
Sky
Virgin

Floor Plan

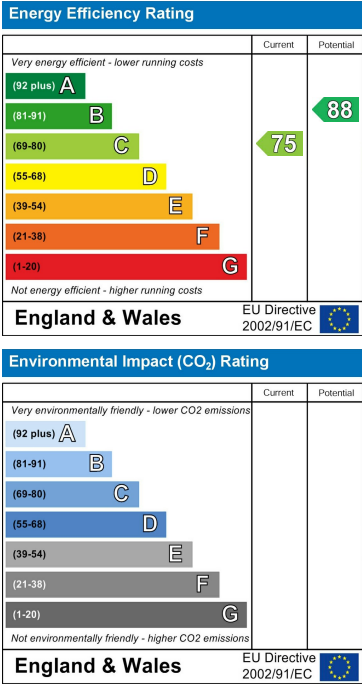


Total area: approx. 51.9 sq. metres (558.5 sq. feet)

Area Map



Energy Efficiency Graph



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