Bryn Catwg,

offers over £260,000

- Driveway & off road parking
- Versatile fourth bedroom/reception room
- Private rear garden
- Sought after location
- EPC Rating: C
- Tax Band D

4 1 1

peter alan

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About the property

Accommodation

Offered for sale is this spacious and versatile four-bedroom split-level semi-detached home, situated in the sought-after area of Bryncatwg, Cadoxton. Situated within proximity to popular schools, Neath Town Centre & the M4 corridor

The home is approached via a driveway providing off-road parking, alongside a low-maintenance front garden. A few steps lead to the front entrance, opening into a welcoming hallway featuring attractive parquet flooring. From here, stairs lead through the home, with doors providing access to a spacious living room and a versatile fourth bedroom, which could alternatively be used as a reception room, home office, or playroom.

The next level features a superb open-plan kitchen, dining and sunroom, creating the perfect hub for modern family living with doors open directly onto the rear garden, allowing for excellent indoor-outdoor entertaining. This floor also benefits from a further double bedroom and a well-appointed family bathroom.

To the upper floor are two additional double bedrooms, including the generous principal bedroom which benefits from fitted wardrobes.

Externally, the rear garden offers excellent potential and enjoys side access. A patio area provides an ideal space for outdoor seating and entertaining, with decked steps leading to a second tier. This generous area is perfect for keen gardeners, offering ample room for planting shrubs and flowers, or alternatively could be landscaped into a spacious lawn for family enjoyment.

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Entrance Hallway

Reception Room One/Bedroom One

Kitchen/Diner/Sun Room

Family Bathroom

Bedroom Two

Bedroom Three

Bedroom Four

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan

Total floor area 109.4 m² (1,178 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Important Information

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