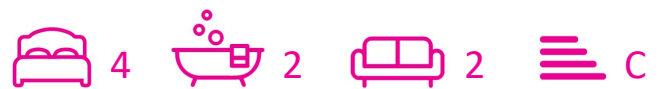




Bryngwyn

Neath, SA10 6EQ

Offers over £300,000



Four bedroom detached family home in a quiet cul-de-sac with outstanding views to the rear and side, towards Swansea Bay. Two reception rooms, kitchen/diner and cloakroom to the ground floor with en-suite to master and family bathroom to the first floor. Driveway for two cars plus garage. Gardens sweep front the front to side and around to the rear. Viewing recommended.



Ground Floor

Entrance Hallway

Upvc double glazed door to front. Radiator. Wooden flooring. Stairs to first floor with under stairs storage cupboard.

Cloakroom

Two piece suite comprising low level wc and circular bowl vanity basin. Tiled floor. Upvc double glazed window to side.

Front Sitting Room 18'1 x 8'4

Upvc double glazed window to front. Double radiator.

Lounge 17'1 x 12'0

Two Upvc double glazed windows to rear with mountain views. Two radiators.

Kitchen/Dining Room 20'8 max x 8'5 (10'9 max in kitchen area)

Fitted with a range of white wall, base and drawer units incorporating stainless steel single drainer sink unit with mixer tap. Splash back tiling to walls. Plumbed for washing machine and space for tumble dryer. Built-in stainless steel electric oven with gas hob and stainless steel extractor chimney over. Tiled floor. Double radiator. Dual aspect room with Upvc double glazed windows to front and rear. Upvc double glazed door to side.

First Floor

Landing

Loft access. Built-in airing cupboard housing hot water tank.

Bedroom One 14'6 x 9'1

Upvc double glazed window to rear with mountain top views. Radiator. Door to;

En-Suite 6'6 x 5'0

White three piece suite comprising low level wc, pedestal wash hand basin and bath. Splash back tiling to walls. Radiator. Upvc double glazed window to front.

Bedroom Two 8'6 x 7'9

Upvc double glazed window to rear with mountain top views. Radiator.

Bedroom Three 8'6 x 7'7

Upvc double glazed window to rear with mountain top views. Radiator. Built-in sliding door wardrobes.

Bedroom Four 8'5 x 8'0

Upvc double glazed window to front. Radiator. Built-in sliding door wardrobes. Built-in over stairs storage cupboard.

Bathroom 6'0 x 5'0

White three piece suite comprising concealed low level wc with vanity unit and bath with electric shower over. Splash back tiling to walls. Towel radiator. Upvc double glazed window to front.

Parking

Driveway to front provides ample off road parking leading to a garage with up and over door to the front.

Gardens

Lawned area to front. Side gated access. The side garden has a chipping stone area, patio and garden shed. The garden wraps around to the rear with a good size patio area. There are steps down to a hard standing which offers further potential, and there is a further lawned garden.

General Information

Tenure: Freehold.

Council Tax: Band E

EPC: C

Viewings strictly by appointment via Sullivans Estate Agents

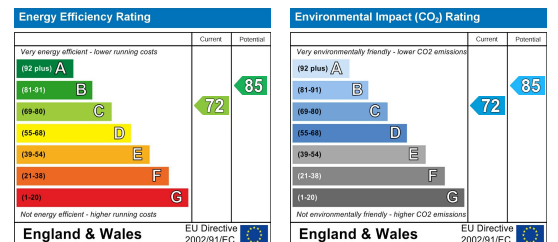
Area Map



Floor Plans



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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