



Main Road

£400,000

- Detached Property Of Character
- Beautiful Family Home
- Potential To Modernise
- No On Going Chain!
- Sizable Grounds!
- EPC Rating: E



3 2 4



About the property

Available for sale with no on going chain is this beautifully maintained, traditional detached home, in Bryncoch Neath. Boasting reconstituted and well presented traditional features presenting a rare opportunity to modernise and improve. With excellent links to local amenities including well renowned schools, such as Blaenhondda, Maes y Coed Special School and Dwr Y Felin Comprehensive, nearby stores, restaurants and public transport routes via bus or mainline train station within the town centre. The home is approached via a gated footpath or sizable driveway, which leads up to the garage, within the mature front garden. Side access on either face of the home leads through to an enclosed garden at the rear, comprising mainly of a large lawn and flower beds. Internally, the property comprises of an entrance porch and hallway, with stairs to the landing, a front lounge with a bay window, a dining room and rear sitting room that opens into the fitted kitchen and conservatory. The first floor houses access to the boarded loft space, all three double bedrooms, a shower room and separate w.c which neighbours the master bedroom. Internal viewings are highly recommended to appreciate the potential and magnitude of this lovely home!

Accommodation

Entrance Porch & Hallway

Front Lounge

16' 6" Into Bay x 11' 5" (5.03m Into Bay x 3.48m)

Dining Room

14' 5" x 11' 9" (4.39m x 3.58m)

Rear Lounge

14' 2" x 10' 3" (4.32m x 3.12m)



Kitchen

10' 7" x 6' 4" (3.23m x 1.93m)

Conservatory

8' 9" x 9' 4" (2.67m x 2.84m)

Landing

Bedroom One

16' 5" x 11' 5" (5.00m x 3.48m)

Bedroom Two

11' 8" x 12' 6" (3.56m x 3.81m)

Bedroom Three

10' 9" x 8' 8" (3.28m x 2.64m)

Shower Room

Front & Rear Gardens

Driveway & Garage

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

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Floorplan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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