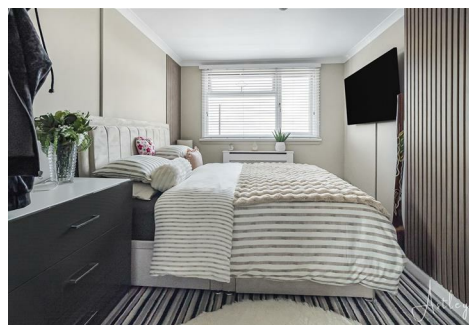
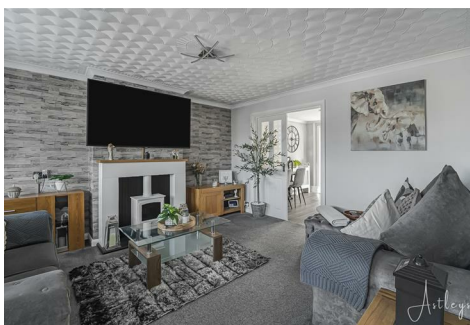




25 Brynau Wood, Neath, SA11 3YJ

Offers In The Region Of £220,000

Freehold on completion

A well considered semi detached home offering an inviting open plan kitchen and dining space, a useful conservatory and practical everyday living, complemented by a garage and driveway parking. The accommodation is arranged to make the most of family life, with two double bedrooms alongside a versatile single bedroom.

A welcoming hallway leads through to the lounge, while the kitchen and dining area provides a natural hub for day to day living and entertaining. A breakfast bar adds a sociable spot for morning coffee or casual meals, with a door leading outside and further doors opening into the conservatory, creating a pleasant flow between the principal living spaces and garden.

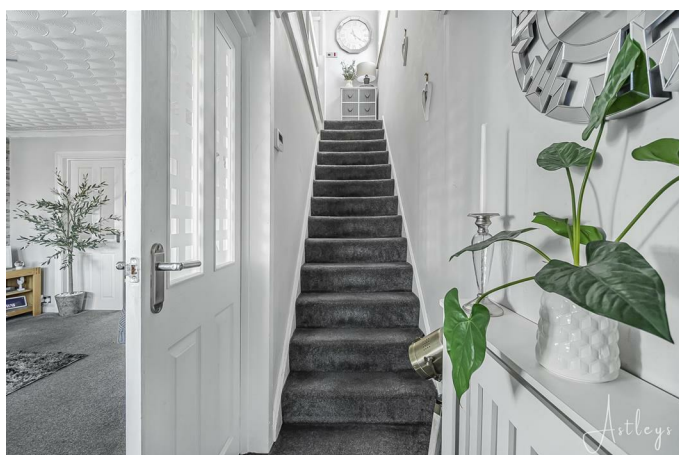
Upstairs, the landing leads to two comfortable double bedrooms and a further single bedroom, together with the family bathroom. The layout offers flexibility for those needing a home office, nursery or occasional guest space, while the additional reception areas provide scope to adapt the home around changing needs.

Main dwelling



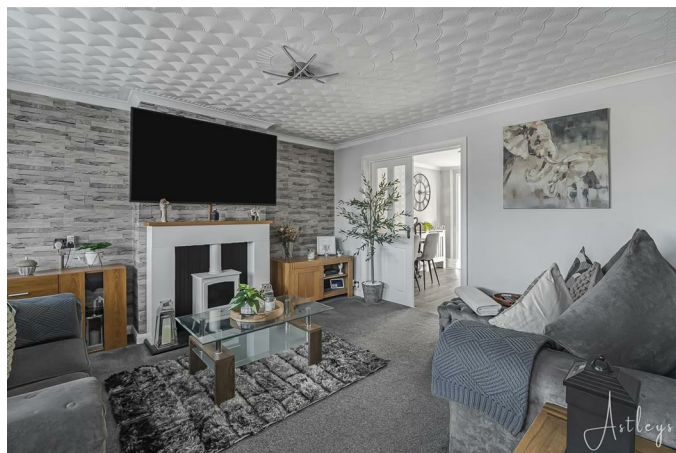
UPVC front door into:

Hallway 3'3" x 7'3" (1' x 2.21)



Welcoming hallway with radiator and door into:

Lounge 12'6" x 13'8" (3.83 x 4.18)



Bay window and additional window to the front, electric fire with mantle and heart, coving, radiator and storage cupboard, double doors to:



Kitchen/diner 15'8" x 10'5" (4.79 x 3.18)



Range of black, high gloss base and wall units with coordinating work tops, sink with mixer tap, gas hob with electric oven with extractor fan over, space for fridge/freezer, washing machine, tumble dryer and dishwasher, cushioned flooring, radiator and French doors into:



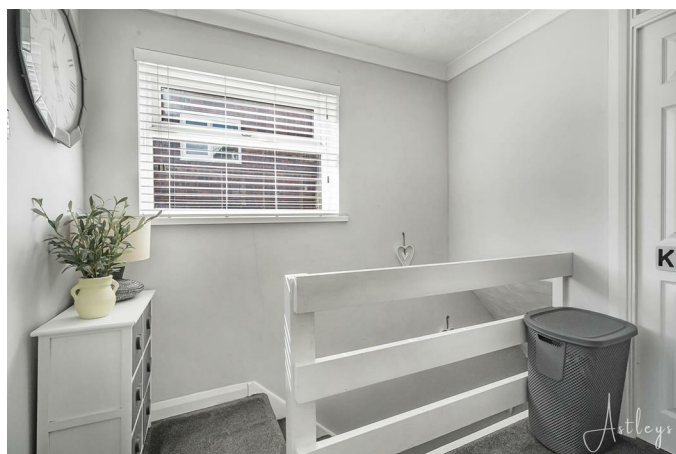
Kitchen/diner



Conservatory

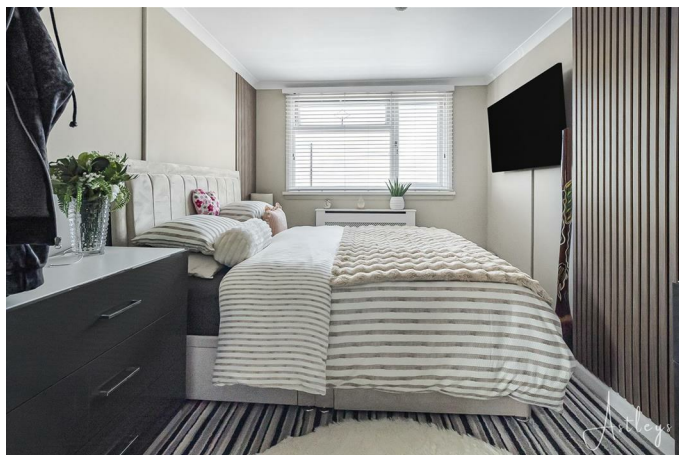
Surrounding windows and door to the garden

Landing

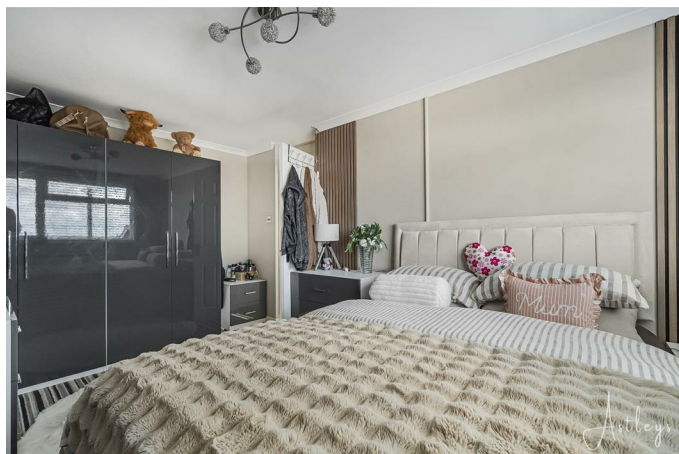


Window to the side

Bedroom 1 14'9" x 8'9" (4.5 x 2.68)



Window to the front and radiator



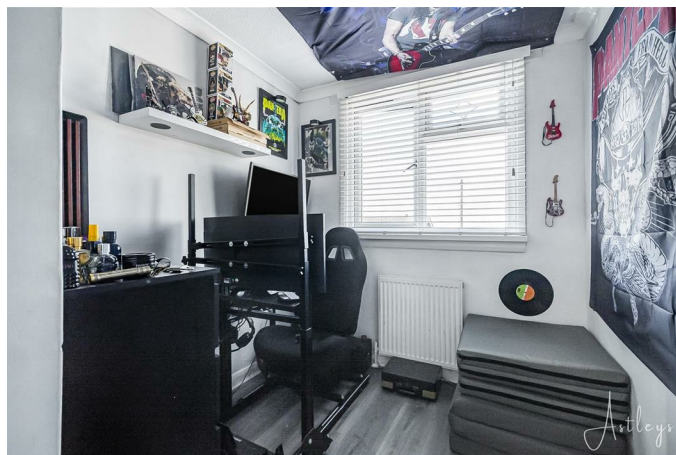
Bedroom 2 9'6" x 9'2" (2.91 x 2.81)



Window to the front and radiator



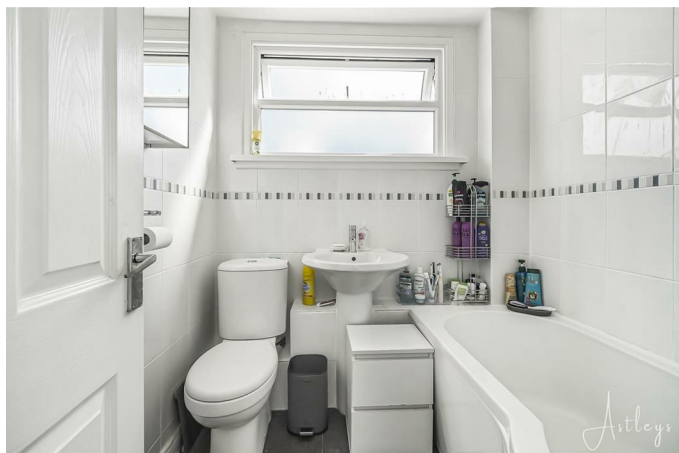
Bedroom 3 6'8" x 9'8" (2.05 x 2.97)



Window to the front, storage cupboard and radiator



Bathroom 6'2" x 6'2" (1.88 x 1.89)



White suite with low level w/c, pedestal sink, bath with shower over, window to the back, tiled floor and walls, heated towel rail

Garden



Garage, paved areas and astro turf, tiered garden with decking



Car port



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:

0 ft 2 / 0 m 2

Plot size:

0.06 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

3 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

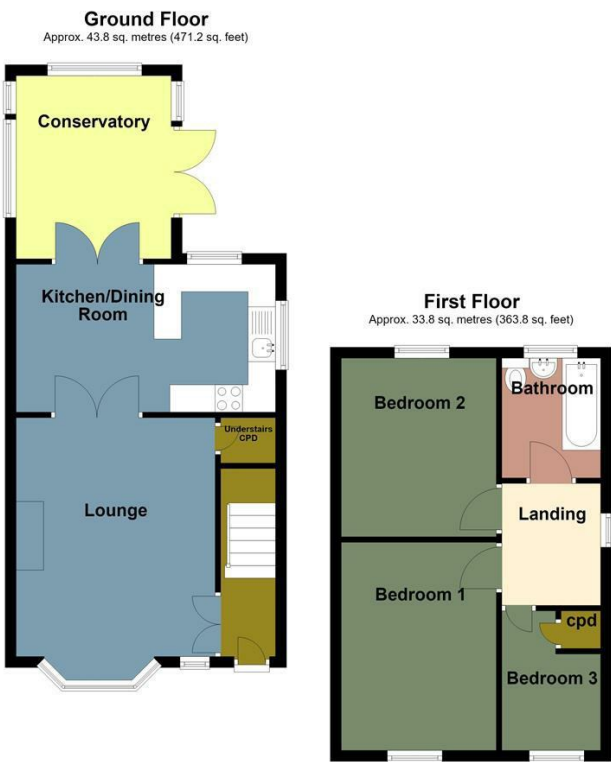
Satellite / Fibre TV Availability:

BT

Sky

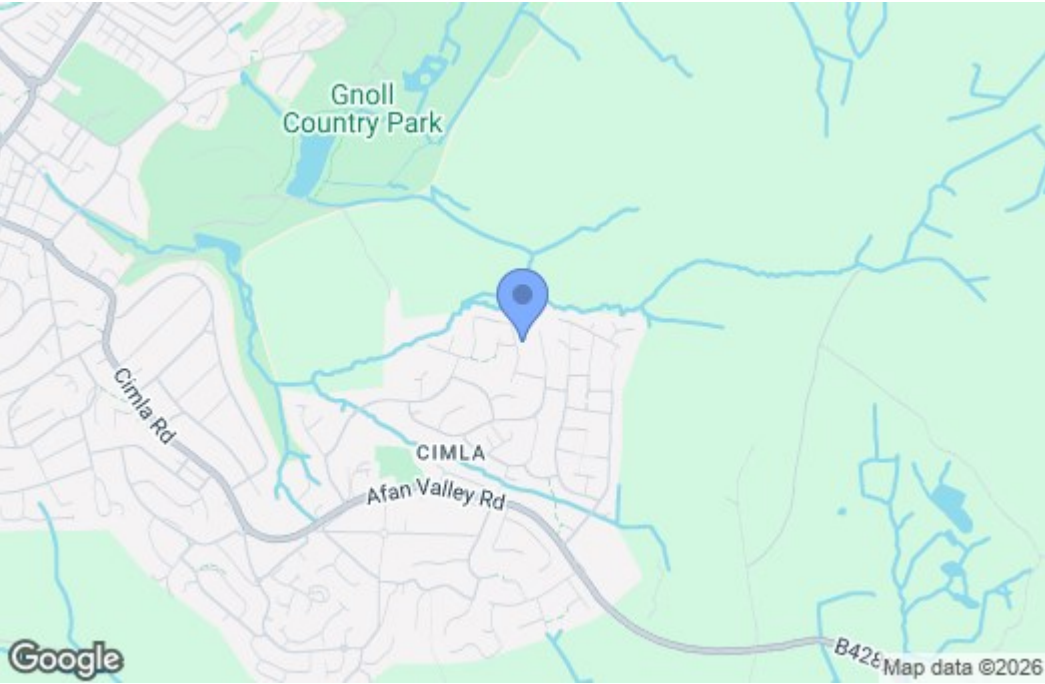
Virgin

Floor Plan

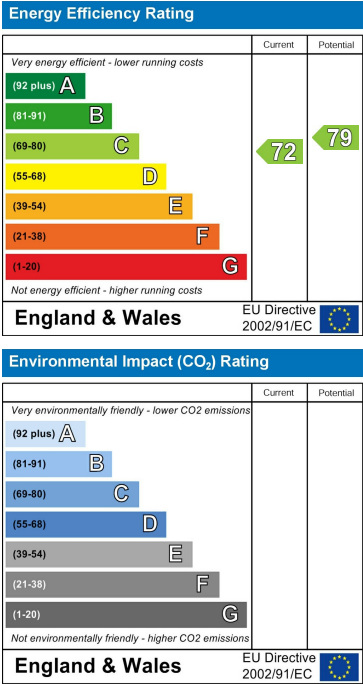


Total area: approx. 77.6 sq. metres (835.0 sq. feet)

Area Map



Energy Efficiency Graph



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