

## **66 Bryncatwg, Neath, Glamorgan, SA10 8BG**

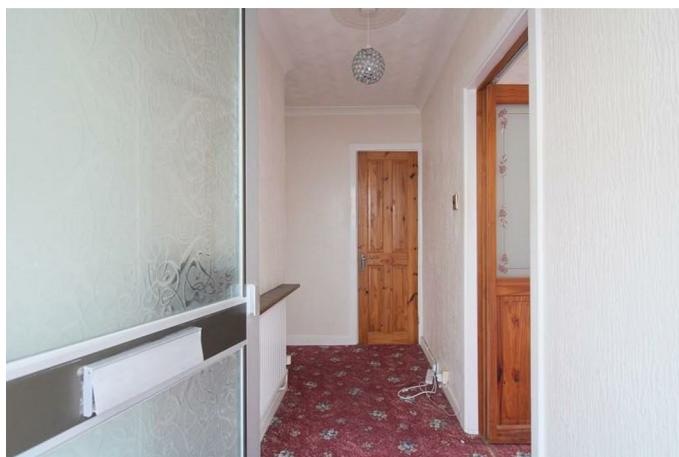
**Offers Over £160,000**

Situated within the popular location of Cadoxton, close to local schools, Neath Port Talbot College and a short drive from all facilities and amenities at Neath Town Centre. A detached bungalow which is in need of some modernisation though offers lots of potential. Property benefits from central heating and double glazing, hallway, lounge/dining room, kitchen, three bedrooms and shower room with gardens to front and rear and off road parking for several cars. Offers vacant possession and will be freehold on completion.

### Main Dwelling



### Porch 7'3" x 3'5" (2.22 x 1.06)



With tiled flooring and part tiled walls.

### Hallway

With tiled flooring and part tiled walls.

### Lounge 12'1" x 21'3" (3.69 x 6.50)



Two windows to front, coved ceiling, feature brick fireplace with electric fire (not tested) and marble hearth, two radiators.

### Another view of lounge





**Another angle of lounge/diner**

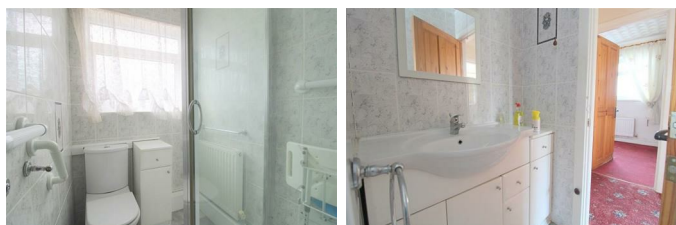


**Kitchen 9'8" x 9'10" (2.97 x 3.00)**



Base and wall units, space for cooker and washing machine, fully tiled, sink and drainer, window and door to side.

**Shower room 4'5" x 9'9" (1.36 x 2.99)**



Fully tiled with shower cubicle, low level w.c., sink in vanity unit, radiator, window to side.

**Bedroom 1 12'2" x 9'10" (3.72 x 3.02)**



Double bedroom with window to rear, coved ceiling and radiator.

**Bedroom 2 9'1" x 10'11" (2.78 x 3.33)**



Double bedroom with coved ceiling, radiator, window to rear.

**Bedroom 3 11'7" x 7'1" (3.55 x 2.16)**



Single bedroom with coved ceiling, radiator and window to side.

### Rear Garden

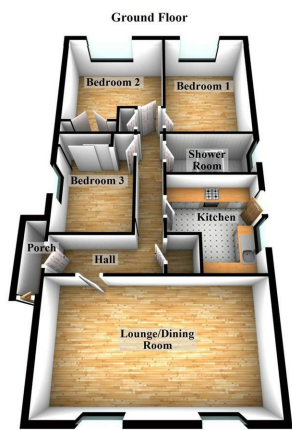


### Garden to front



Off road parking to front drive.

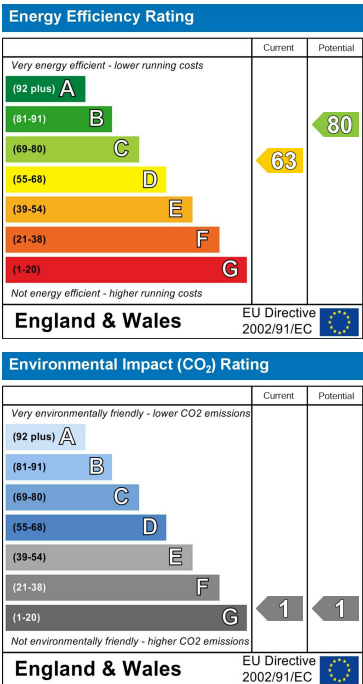
Floor Plan



Area Map



Energy Efficiency Graph



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