

## 24 Maes Y Deri, Cilfrew, Neath, SA10 8LT

**£209,950**

This tastefully renovated three-bedroom home offers spacious and well-planned accommodation, making it an excellent choice for first-time buyers or growing families. Situated in a popular village location, the property enjoys easy access to both primary and comprehensive schools, along with a variety of scenic countryside walks close by.

The ground floor comprises a welcoming entrance hall leading to a bright and airy lounge, a modern, fully fitted kitchen with dining room, complete with integrated appliances. A separate utility room offers additional storage and workspace, while the contemporary family bathroom has been finished to a high standard. Internal access to the single garage enhances everyday convenience and practicality.

To the first floor are three well-proportioned bedrooms, each offering comfortable and flexible living space suitable for family life, home working, or guest accommodation.



## Main dwelling



Enter via Upvc door into hallway.

### Hallway 10'8" x 2'10" (3.27 x 0.88)

Stairs to first floor with black matt hand rail, laminate oak effect flooring and radiator.

### Lounge 12'11" x 11'8" (3.944 x 3.58)



Spacious lounge with laminate flooring, window to front, built-in understairs cupboard, opening through to the dining area and radiator.



### Kitchen area 10'1" x 7'1" (3.08 x 2.16)



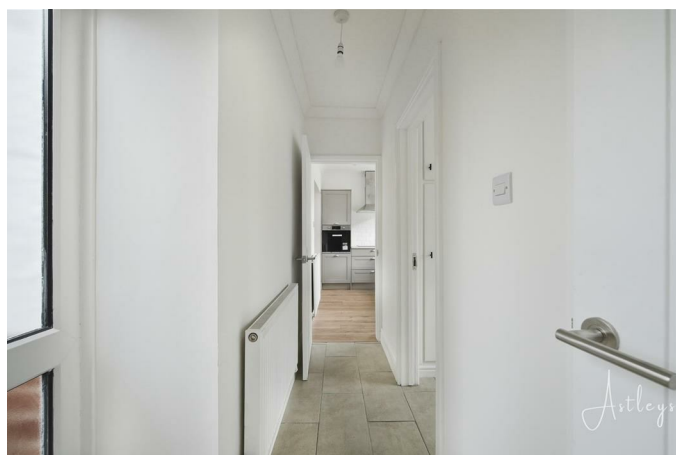
The recently installed, modern fitted kitchen is a striking feature of the home, finished with sleek

cappuccino-coloured fronted units and elegant cupped brushed chrome handles. The kitchen has been thoughtfully designed for both style and functionality, with soft-close drawers, including dedicated cutlery compartments and deep drawers perfect for saucepans and larger cookware. A contemporary electric hob is complemented by a built-in oven and grill, with a stainless-steel extractor hood above, making meal preparation effortless. Natural light floods the space through a rear-facing window, while recessed ceiling spotlights create a bright, welcoming atmosphere. Durable laminate flooring extends seamlessly across the kitchen and adjoining areas, unifying the home's open-plan layout. A door leads conveniently into the inner hall, connecting the kitchen to the rest of the property.

**Dining room 16'8" x 9'9" (5.084 x 2.993)**



**Inner hall 4'2" x 2'10" (1.29 x 0.87)**



Tiles to floors, rear half glazed clear glass door to front and access to garage/utility and bathroom.

### Bathroom 8'3" x 6'5" (2.54 x 1.96)



The property benefits from a stylishly appointed, modern bathroom suite, featuring a panelled bath with an overhead rainfall shower and contemporary matte-finish fittings. The walls are attractively part tiled, complemented by a sleek low-level WC and a wash hand basin with coordinating splashback. A rear-facing window allows for natural light and ventilation, completing this well-designed and relaxing space.



### Utility room 7'11" x 4'11" (2.42 x 1.51)



Built-in-cupboards with worksurfaces, wall mounted boiler and window to rear.

### Landing



With window to side.



### Bedroom one



Double room with new carpets, feature decorative fireplace, two windows to front and radiator.

### Bedroom two



Double room with window to rear, new fitted carpets and radiator.

### Bedroom three



With window to rear, new fitted carpets and radiator.

### Rear garden

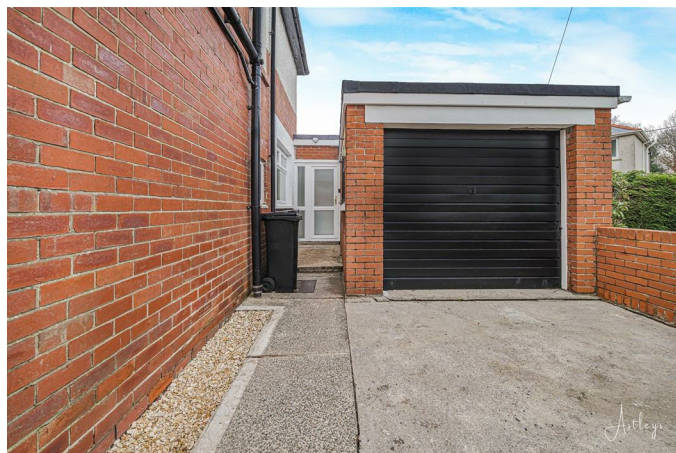


Level gardens to front, side and rear, all enclosed with side access to driveway and garage.

### Rear garden



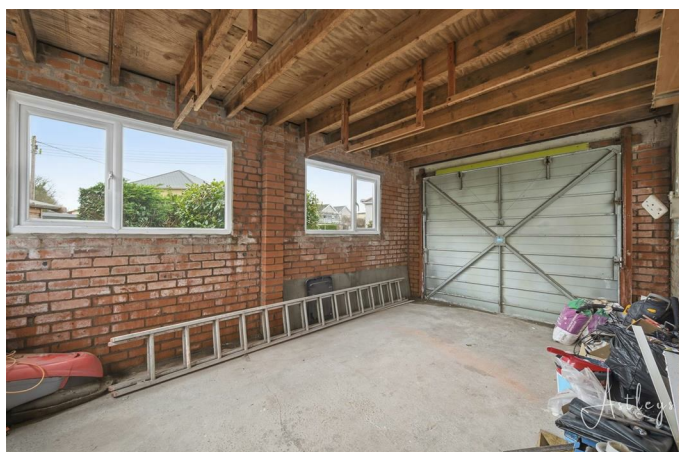
### Garage and drive



### Front garden

Laid with lawn and entered via double gates leading to a driveway and single garage.

**Garage 18'9" x 10'4" (5.73 x 3.15)**



Single garage with an up and over door, two windows to side and storage areas.

### Drone



### Services

Last sold price

£140,000

Last sold date

17/03/2025

Local Authority

Neath Port Talbot

Council Tax

Band:

B

Annual Price:

£1,898

Conservation Area

No

Flood Risk

River : Very low

Seas : Very low  
Floor Area  
1,087 ft 2 / 101 m 2  
Plot size  
0.08 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
2 Mbps  
Superfast  
53 Mbps  
Ultrafast  
1800 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

**Council tax**

Local Authority  
Neath Port Talbot  
Council Tax  
Band:  
B  
Annual Price:  
£1,898

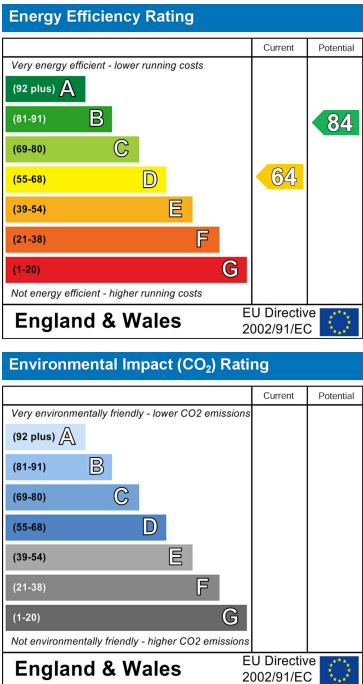


Floor Plan

Area Map



Energy Efficiency Graph



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