



5 Village Close, Neath, SA10 7TE

£249,500

A sense of calm and flow defines this detached bungalow in the heart of Bryncoch. From the moment you enter, a generous, open plan lounge and diner draws in light and invites flexible living that adapts to relaxed evenings or hosting friends. Three bedrooms sit neatly away from the main living space, each thoughtfully proportioned and quietly placed. A garage stands ready for storage or hobbies and there is parking on the driveway for two cars, offering convenience without compromise.

Inside, accommodation has been arranged with an easy rhythm in mind. The principal living space connects seamlessly with the kitchen and dining area, encouraging effortless interaction across day to day life. A principal bedroom enjoys privacy towards the quieter side of the home. Two further bedrooms provide options for guests, a study or creative space. A centrally positioned bathroom and practical utility or storage areas complete the internal arrangement, all underpinned by a natural palette and considered finishes.

Main Dwelling



Enter via PVC door into:

Hallway 10'33 x 4'32 lengthening to 13'50 (3.05m x 1.22m lengthening to 3.96m)



With covered ceiling and radiator.

Lounge 17'11 x 11'73 (5.46m x 3.35m)



Cosy lounge with large window to front, radiator, gas fire (not tested), covered ceiling and opening into:

Lounge



Dining room 10'18 x 8'95 (3.05m x 2.44m)



With large window to front, radiator, coved ceiling and door into kitchen.

Dining room



Kitchen 11'82 x 10'85 (3.35m x 3.05m)



Fitted with base and wall units in wood effect with coordinating work surfaces to include, part tiled walls, tiled flooring, gas hob with electric oven and extractor over, dishwasher, fridge freezer, radiator, stainless steel sink and drainer with mixer taps, window to side and door to rear garden.

Kitchen



Bathroom 2'69 x 5'39 x 11'1 (0.61m x 1.52m x 3.38m)



Fitted with three piece suite to include, low level wc, pedestal wash hand basin, panelled bath with shower over, window to side, part tiled walls, cushioned flooring, radiator and covered ceiling.

Bedroom one 12'91 x 10'91 (3.66m x 3.05m)

Double bedroom with a range of fitted wardrobes, covered ceiling, radiator and window to rear.

Bedroom one



Bedroom two 11'81 x 9'86 (3.35m x 2.74m)



Double bedroom with a range of fitted wardrobes, covered ceiling, radiator and window to rear.

Bedroom two



Bedroom three 8'44 x 8'88 (2.44m x 2.44m)

With radiator, covered ceiling and window to side.

Outside



To the front, you have laid to lawn with shrubs as well as off road parking for up to two cars leading to a garage. To the rear you have an enclosed tiered rear garden with laid to lawn, patio and a glass house.

Outside



Outside



Drone Image



Agents Notes

Local Authority: Neath Port Talbot

Council Tax Band: D

Annual Price: £2,441

Conservation Area: No

Agents Notes

Flood Risk

River : Very low

Seas : Very low

Agents Notes

Mobile coverage:

EE

Vodafone
Three
O2

Satellite / Fibre TV Availability:

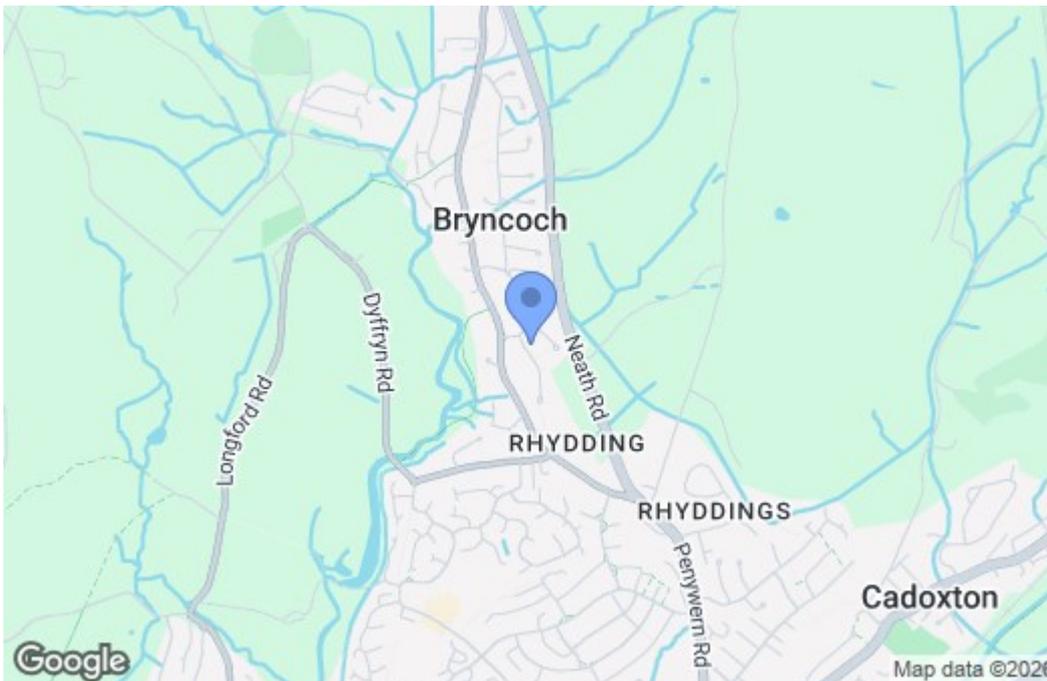
BT
Sky
Virgin

Floor Plan

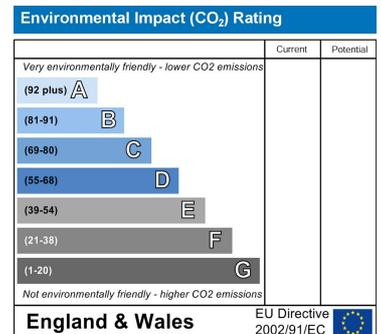
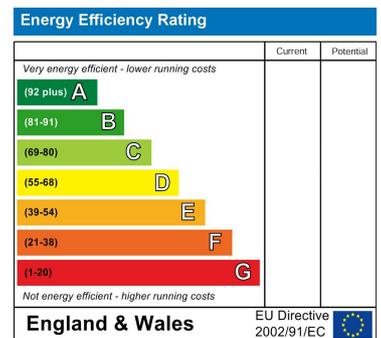


Total area: approx. 93.9 sq. metres (1010.7 sq. feet)

Area Map



Energy Efficiency Graph



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