



## 7 Cloda Avenue, Bryncoch, Neath, SA10 7FH

**Offers In The Region Of £489,000**

Occupying a generous plot within a well regarded residential setting, this beautifully evolved detached home offers an exceptional balance of architectural style, flexible living space and everyday practicality. At its heart is a striking open plan kitchen and dining space designed for modern family life, where bi fold doors draw natural light through the interior and create a seamless connection to the garden beyond. The layout has been thoughtfully extended to provide a wonderful sense of versatility, including a dedicated study or fifth bedroom and a separate music room that also lends itself perfectly to a second lounge, playroom or quiet retreat.

The reception hall sets an elegant tone on arrival, complete with useful built in storage and access through to two distinct living areas. The kitchen/diner forms the social centre of the home with ample room for both relaxed mornings and larger gatherings, while the adjoining utility area and ground floor cloakroom add convenience without interrupting the flow of the living accommodation.

Upstairs, the bedrooms are particularly well proportioned, with the principal suite enjoying a dressing area and ensuite facilities. A second ensuite bedroom further enhances the sense of comfort and flexibility, while the remaining bedrooms are served by a beautifully appointed family bathroom. Throughout the property there is a clear emphasis on space, natural light and carefully considered design.

Outside, the rear garden has been arranged to complement the interior perfectly.

## Main Dwelling



UPVC front door into:

**Hallway 6'10 x 21'3 (2.08m x 6.48m)**



Wooden flooring, understairs storage, spots to ceiling and radiator.

## Front Lounge/Music Room 9'2 x 17'4 (2.79m x 5.28m)



Windows to the front and side, radiator

**Main Lounge 12'9 x 22'11 (3.89m x 6.99m)**



Bi fold doors to garden, spots to the ceiling and radiator

## Main Lounge



## Kitchen/Diner



## Kitchen/Diner 21'11 x 20'8 (6.68m x 6.30m)



## Kitchen/Diner



Range of cream base and wall units with black quartz counter, gas hob with extractor, integrated Neff oven and microwave, dishwasher and fridge/freezer, sink with mixer tap and drainer, breakfast bar and dining area, lantern light window to ceiling and bi fold doors to garden, tiled floor with some underfloor heating, spots to ceiling, radiator, door to the garage with sink, power, water and electric door

**Utility Room and W/C 8'10 x 5'6 (2.69m x 1.68m)**



Utility area housing washing machine, boiler and storage, tiled flooring, leading to cloakroom with low level w/c, sink, radiator and window to the side

**Study/Bedroom 5 17'8 x 8'2 (5.38m x 2.49m)**



Door through to kitchen/diner, window to the front, radiator

**Landing 10'2" x 2'7" (3.1 x 0.8)**



Attic hatch partially boarded with ladder and light

**Bedroom 1 8'6" x 17'4" (dressing area 13'5" x 6'2") (2.6 x 5.3 (dressing area 4.1 x 1.9))**



Dressing area with built in wardrobes, windows x 2 to the back, radiator and spots to ceiling, leading into dressing area and en suite

### Bedroom 1



### Wet Room 8'2" x 6'2" (2.5 x 1.9)



White suite with low level w/c, sink with storage under, jacuzzi bath, walk in shower, tiled floor, window to the front, spots to ceiling and heated towel rail, light therapy box which creates a spa effect.

### Bedroom 2 11'1" x 13'1" (3.4 x 4)

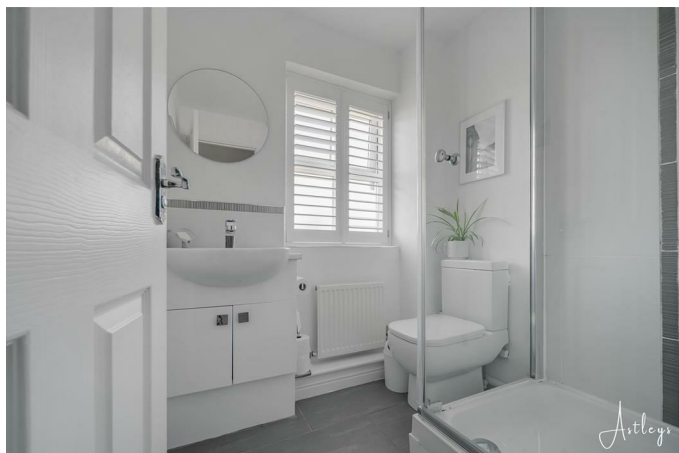


Fitted wardrobes, airing cupboard, window to the front and radiator

### Bedroom 2



**En Suite 5'6" x 5'2" (1.7 x 1.6)**



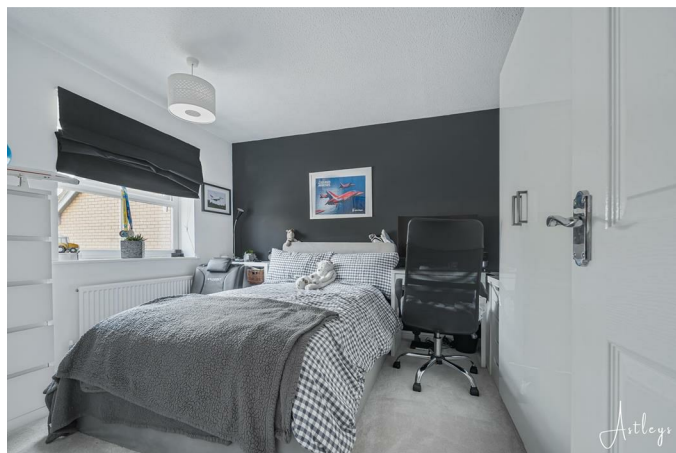
White suite with low level w/c, sink with storage, walk in shower, radiator and tiled floor

**Bedroom 3 8'6" x 13'1" (2.6 x 4)**



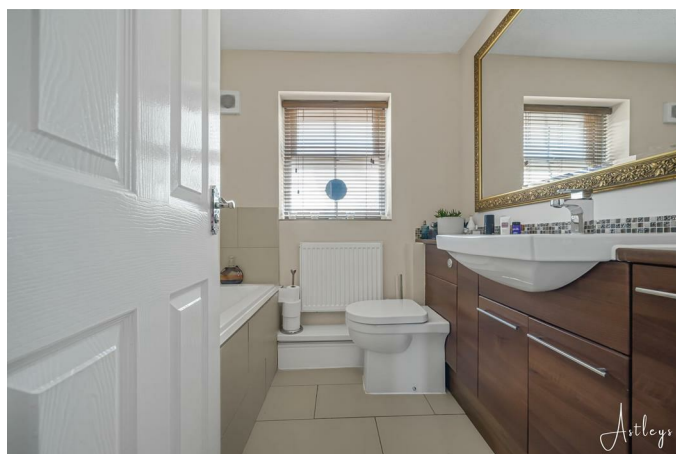
Range of fitted wardrobes, window to the front and radiator

**Bedroom 4 9'2 x 11'1 (2.79m x 3.38m)**



Range of fitted wardrobes, window to the rear and radiator

**Family Bathroom 6'6" x 5'10" (2 x 1.8)**



White suite with sink surrounded by storage cupboards, low level w/c, tiled floor, bath with shower attachment, window to the back and radiator

## Family Bathroom



## Garden



## Garden



Decked area leading to lawned area with patio/seating area, Summer house

## Garden



## Drone



### Agents Notes

Conservation Area :

No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

2,314 ft 2 / 215 m 2

Plot size:

0.12 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

6 Mbps

Superfast

79 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability:

BT

Sky

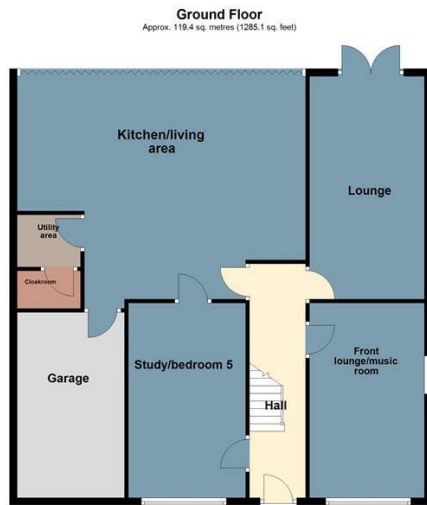
Virgin

### Agents Notes

Neath Port Talbot Council Tax Band: E

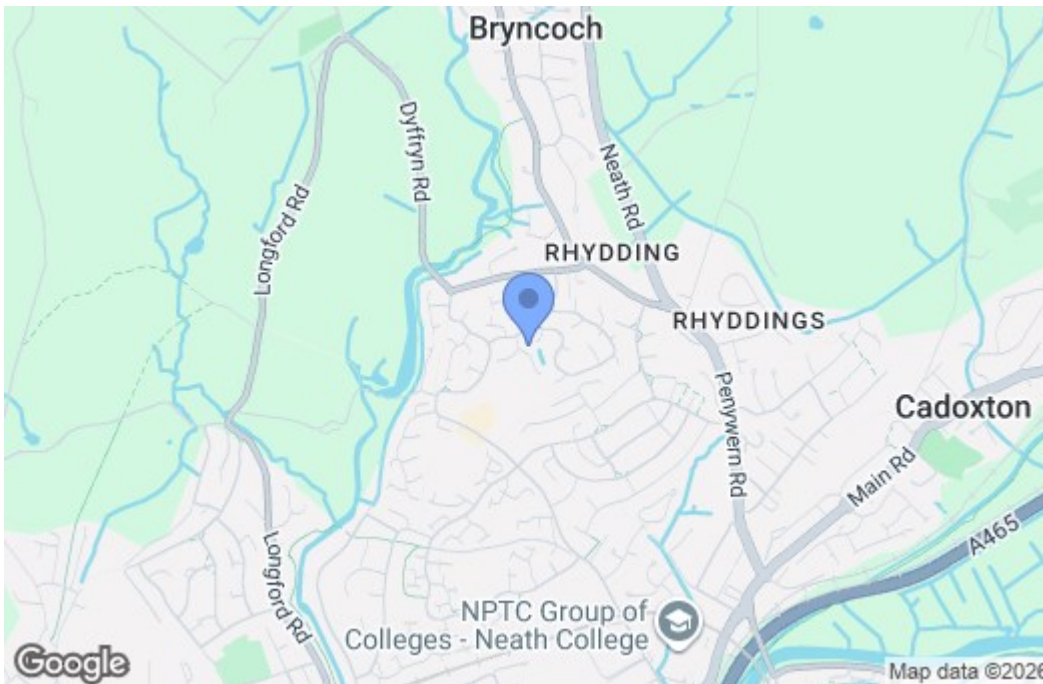
Annual Price: £3,106

## Floor Plan

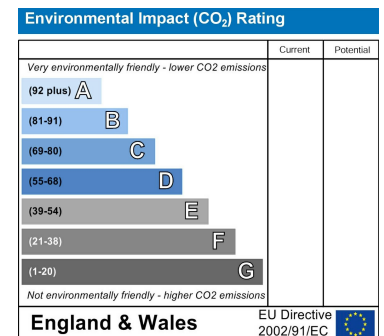
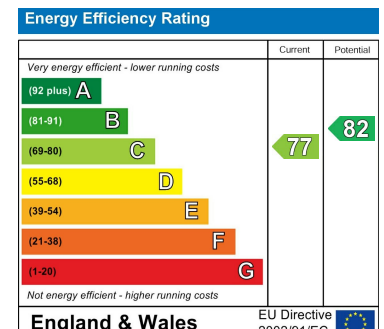


Total area: approx. 189.7 sq. metres (2042.0 sq. feet)

## Area Map



## Energy Efficiency Graph



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