

45 Brynecatwg, Neath, SA10  
8BG



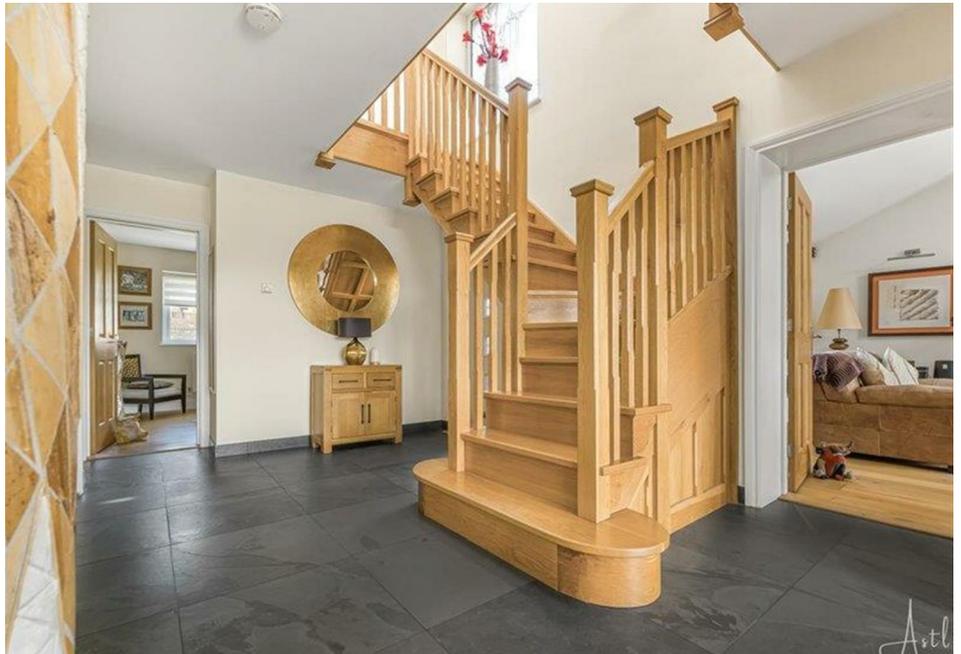
# 45 Brynecatwg, Neath, SA10 8BG



Situated in a quiet cul-de-sac, this award-winning, individually designed and constructed detached home offers the perfect blend of contemporary living and everyday convenience. Ideally situated close to local schools and Neath Port Talbot College, this beautifully presented property is finished to an exceptional standard throughout. The heart of the home is a stunning bespoke kitchen and dining area, complete with a central island and stylish bi-fold doors that open onto the spacious rear garden — ideal for entertaining or relaxing with family. The flexible accommodation includes 4/5 generously sized bedrooms, a ground floor shower room, a luxurious ensuite to the main bedroom, and a beautifully appointed family bathroom. Enjoy outstanding views to the rear, along with ample driveway parking and a large enclosed garden offering privacy and space for outdoor living. This is a rare opportunity to acquire a truly special home in a prime location. Early viewing is highly recommended. NO ONWARD CHAIN

- EPC RATING C
- PRESENTED TO THE HIGHEST STANDARD THROUGHOUT
- 4/5 BEDROOMS
- GROUND FLOOR SHOWER ROOM
- AMPLE PARKING TO DRIVEWAY
- BEAUTIFUL AWARD-WINNING DETACHED FAMILY RESIDENCE
- OUTSTANDING VIEWS TO THE REAR
- BESPOKE VERY LARGE KITCHEN/BREAKFAST ROOM WITH BI-FOLD DOORS TO REAR
- ENSUITE SHOWER ROOM TO MAIN BEDROOM

Offers Over  
**£540,000**



Double glazed entrance door into:

Entrance hallway

With solid oak staircase and slate flooring, radiator.

Shower room

9'11" x 5'8"

3 piece suite in white comprising walk-in shower with rainfall shower head and hand shower, wash hand basin, w.c., heated towel rail, double glazed window to side, spotlights to ceiling, solid marble flooring, solid marble tiled walls.

Living room

19'8" x 13'7"

Comprising 'Burley Brampton' log burner with solid oak bespoke surround and slate hearth, solid oak ceiling beams, french doors to rear garden, double glazed window to front, radiator, engineered wood flooring, velux roof light, built-in surround sound.

Kitchen

21'0" x 14'3"

Quality fitted kitchen with a range of base and wall units in cream with quartz work surfaces, incorporating one and a half bowl sink and drainer, two separate Neff double ovens, Neff induction hob with extractor over, integrated dishwasher, full width bi-fold doors to rear garden with beautiful views, slate tiled floor,

Bedroom four/sitting room

13'0" x 9'9"

With engineered wood flooring, double glazed window to front, radiator.

Study/bedroom five

11'6" x 10'3"

With engineered wood flooring, double glazed window to front, radiator, fitted office furniture comprising desk, drawers and storage cupboards.

Utility room

10'5" x 5'6"

With storage cupboard housing gas central heating boiler and water tank, plumbed for washing machine and tumble dryer, fitted work surface incorporating sink and drainer, double glazed window and door to side, radiator, part tiled walls, spotlights to ceiling, slate flooring.

FIRST FLOOR

Gallery landing area

With built-in airing cupboard, double glazed window to side, two velux roof lights, engineered wood flooring.

Main bedroom

21'4" x 13'3"

Beautiful room with 'Juliette' balcony, range of fitted wardrobes and drawers with matching bedside cabinets, solid oak ceiling beams, double glazed window to rear, radiator.

Ensuite shower room

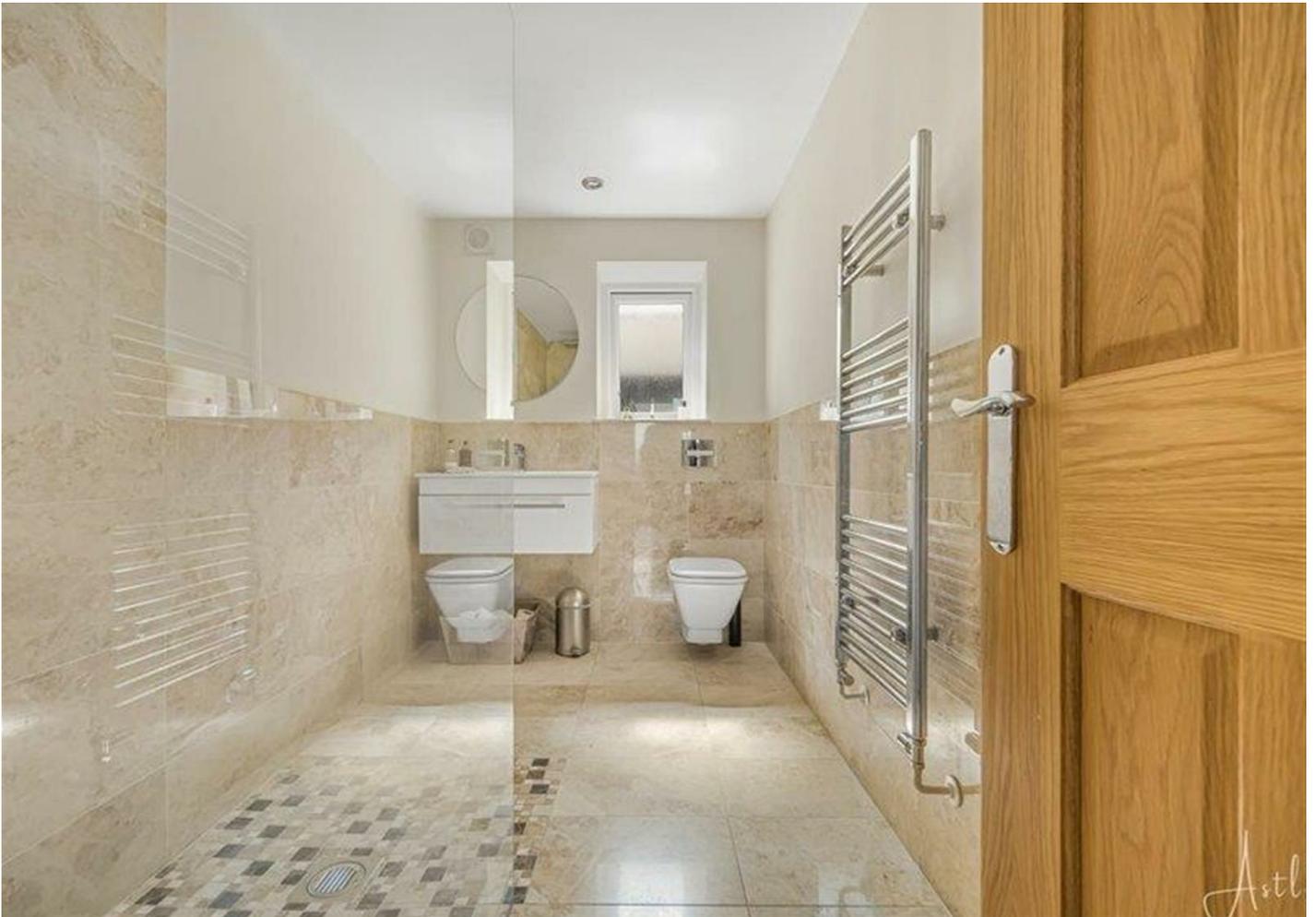
10'10" x 5'6"

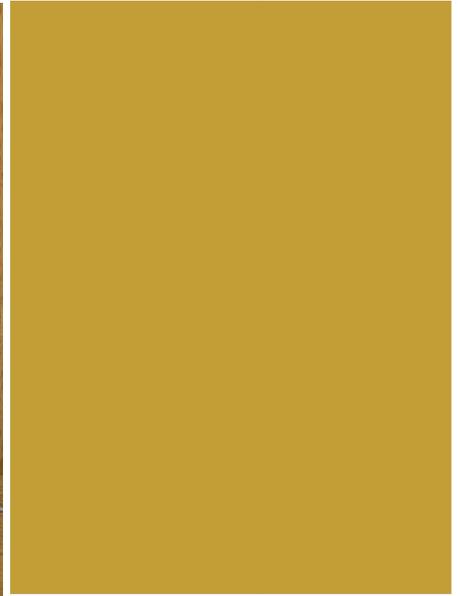
3 piece suite in white comprising double shower cubicle with rainfall shower and separate hand shower, twin wash hand basins with waterfall taps, w.c., heated towel rail, double glazed window to side, porcelain floor tiles, porcelain part tiled walls.

Bedroom two

14'11" x 10'6"

With range of fitted wardrobes, cupboards, chest of drawers and bedside cabinets, radiator, double glazed window to front, laminate flooring.





**Bedroom three**

11'5" x 10'6"

With range of fitted wardrobes, double glazed window to front, radiator, laminate flooring.

**Family bathroom/w.c.**

10'10" x 6'1"

With 4 piece suite in white comprising shower cubicle with rainfall shower and hand shower, 'Bowl' style wash hand basin on quartz top vanity unit with double drawers, w.c., panelled bath, heated towel rail, velux roof light, recess lighting to alcoves, fully tiled walls and floor.

**Outside**

Front garden with astroturf lawn. Side brick paved driveway providing off-road parking for 2 vehicles. Side access gate to immaculately presented garden to the rear with full width sandstone patio screened by glass ballustrading. Steps down to large lawn area with mature trees and shrubs. Concrete garden room which could be utilised as a gym/ workshop/storage or children's playroom. There are beautiful views over the surrounding countryside from the rear of the property.

**Drone photograph**

**AGENTS NOTE**

The property has 16 fitted solar panels and an electric vehicle charger.

**Agents notes**

Conservation Area: No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

2,045 ft<sup>2</sup> / 190 m<sup>2</sup>

Plot size:

0.14 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

12 Mbps

Superfast

35 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

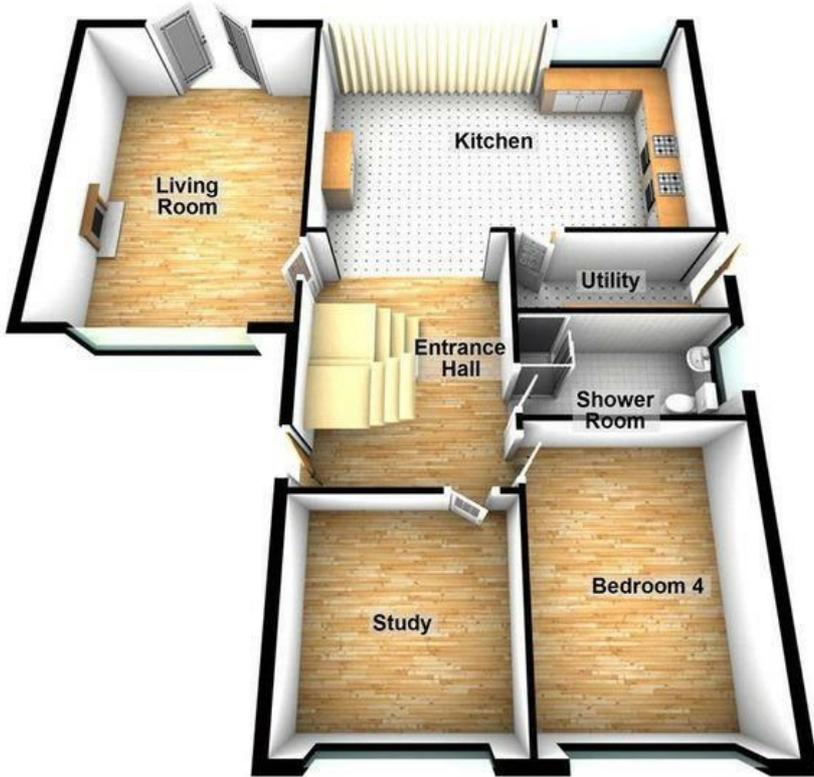
BT

Sky

Virgin

Agents notes

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		77	81
		EU Directive 2002/91/EC 	