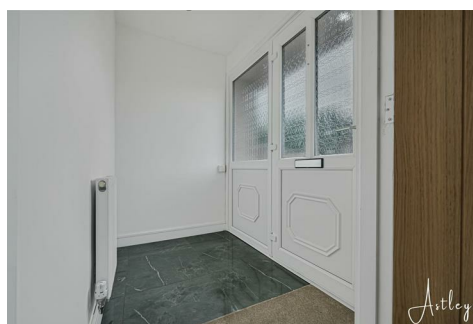




## 10 Min Y Coed, Neath, SA11 3YD

**Offers In The Region Of £200,000**

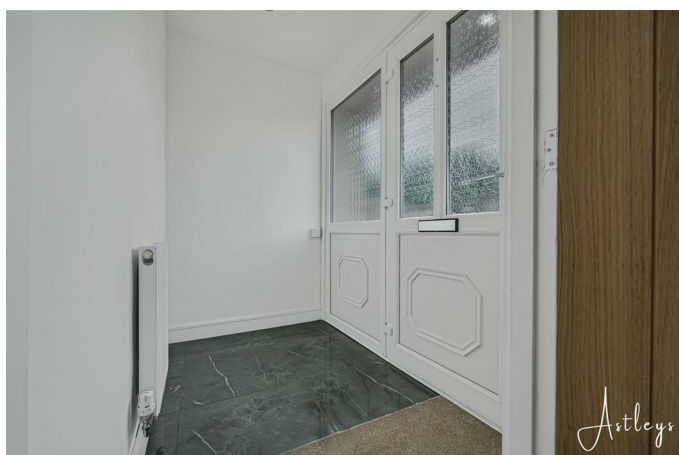
A fantastic opportunity to purchase this beautifully renovated two-bedroom semi-detached bungalow, offering stylish, modern accommodation and ready to move straight into. Upon entering, you are welcomed into a useful entrance porch, leading through to an impressive open-plan lounge and kitchen. This bright and sociable space provides the perfect setting for relaxing and entertaining, with the contemporary kitchen seamlessly connecting to the main living area. An inner hallway leads through to the remainder of the accommodation, comprising two well-proportioned bedrooms positioned to the rear of the property and a modern family bathroom. Having undergone a comprehensive renovation, the property combines the convenience of single-storey living with a fresh, contemporary finish throughout. This attractive bungalow would make an ideal home for first-time buyers, downsizers or those looking for a low-maintenance property, and early viewing is highly recommended to fully appreciate what this home has to offer.

## Main Dwelling



Enter through PVC door into:

**Porch 7'0" x 4'3" (2.15 x 1.32)**



With tiled flooring, radiator and window to front.

**Lounge/Kitchen 19'5" x 10'7" widening to 15'11" (5.94 x 3.23 widening to 4.87)**



A bright and spacious open-plan kitchen and lounge, providing a versatile living and entertaining space. The kitchen is fitted with a range of stylish sage green base and wall units, complemented by quartz worktops and a matt white sink and drainer with mixer tap. Integrated appliances include an electric oven and induction hob with built-in extractor, along with space and plumbing for a washing machine. The lounge area features a large front-facing window, radiator and attractive built-in shelving with spotlights. There is also space for a fire within the fireplace, creating a cosy focal point. The room benefits from cushioned flooring throughout, as well as a window and side door providing access to the exterior.

## Lounge/Kitchen



### Lounge/Kitchen



### Inner hall 6'1" x 2'7" (1.86 x 0.79)

With two storage cupboards and attic hatch housing combination boiler.

### Bedroom one 9'3" x 12'3" (2.84 x 3.75)



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

### Bedroom one



### Bedroom two 8'8" x 7'6" (2.66 x 2.29)

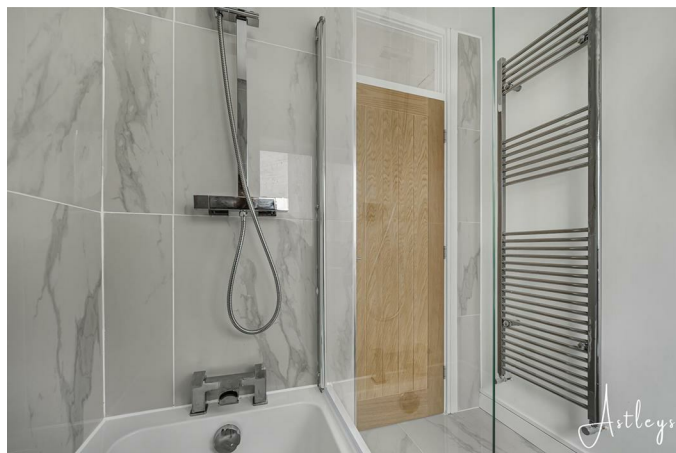


Double bedroom with a range of fitted wardrobes, radiator and window to rear.

### Bedroom two



### Bathroom



### Bathroom 6'11" x 6'0" (2.12 x 1.85)



Fitted with three piece suite to include panelled bath with rainfall shower over, sink on vanity unit with built in toilet, tiled flooring, part tiled walls, upright heated towel rail, window to side and spot lights.

### Outside



To the rear, the property boasts a lovely enclosed garden, predominantly laid to lawn, providing an inviting outdoor space to relax, entertain, or enjoy with the family. A useful storage shed adds practical convenience. To the front, there is a well-maintained lawn, off-road parking, and an attractive shingled area, creating a welcoming approach to the property.

Outside



Outside



Outside



Drone Image



Outside



#### Agents Notes

Local Authority: Neath Port Talbot

Council Tax Band: C

Annual Price: £2,259

Conservation Area: No

Flood Risk

River : Very low

Seas : Very low

#### Agents Notes

Mobile coverage

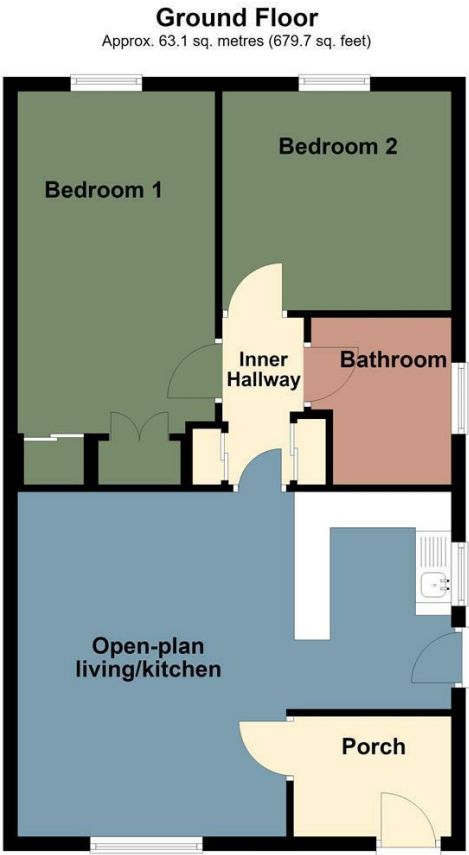
EE

Vodafone  
Three  
O2  
Broadband

Basic  
4 Mbps  
Superfast  
41 Mbps  
Ultrafast  
1800 Mbps  
Satellite / Fibre TV Availability

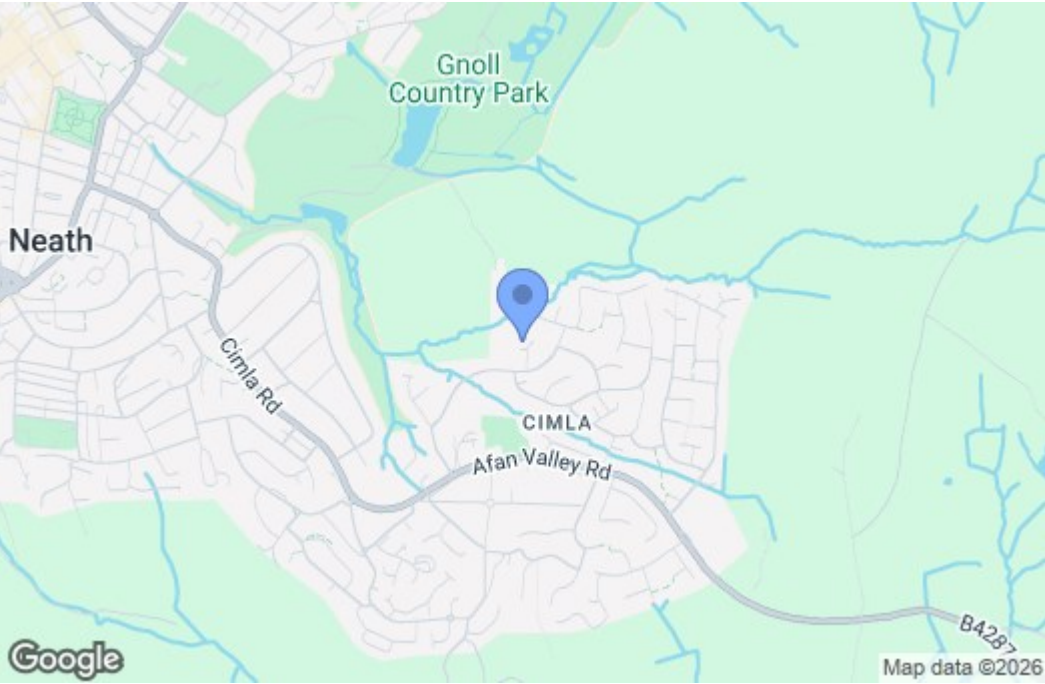
BT  
Sky  
Virgin

Floor Plan

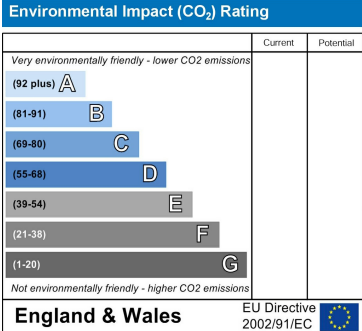
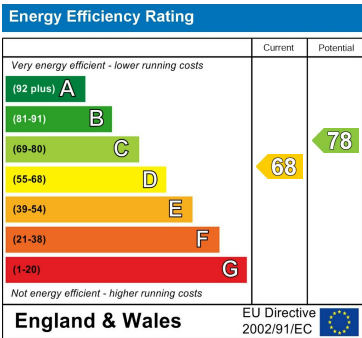


Total area: approx. 63.1 sq. metres (679.7 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.