



Astleys



## 3 Maes Llwynnon,, Cadoxton, Neath, SA10 8AQ

**£319,995**

Nestled in the desirable area of Cadoxton, Neath, this charming three-bedroom detached house, constructed by Redrow Homes, offers a perfect blend of comfort and convenience. The property is ideally situated within walking distance of Neath town centre, where you will find a variety of amenities and facilities, including local schools and Neath Port Talbot College. Additionally, the easy access to the M4 motorway makes commuting a breeze. Upon entering the home, you are greeted by a well-designed layout that includes a cloakroom, a spacious lounge, and a dining room that is perfect for family gatherings. The fitted kitchen is both functional and stylish, making it a delightful space for culinary pursuits. The first floor boasts three generously sized bedrooms, including a master suite with an ensuite shower room, ensuring privacy and comfort for all family members. A well-appointed family bathroom completes this level, providing convenience for guests and residents alike. Outside, the property features beautifully presented gardens to both the front and rear, offering a tranquil space for relaxation or outdoor entertaining. A detached garage and off-road parking further enhance the practicality of this lovely home. This property is an excellent opportunity for families seeking a well-maintained residence in a sought-after location. With its modern amenities and proximity to local conveniences, it is sure to appeal to a wide range of buyers.

## Main dwelling



## Cloakroom 7'2" x 3'4" (2.18m x 1.02m)



## Front composite entrance door into:

Entrance hallway 16'8" x 13'8" (5.08m x 4.17m)



With under stairs storage cupboard, coved ceiling, radiator, stairs to first floor.

With 2 piece suite in white comprising vanity sink, w.c., part tiled walls, tiled floor, feature circular window to front, PVC ceiling with spotlights, heated towel rail.

## Living Room 15'9" x 10'7" (4.80m x 3.23m)



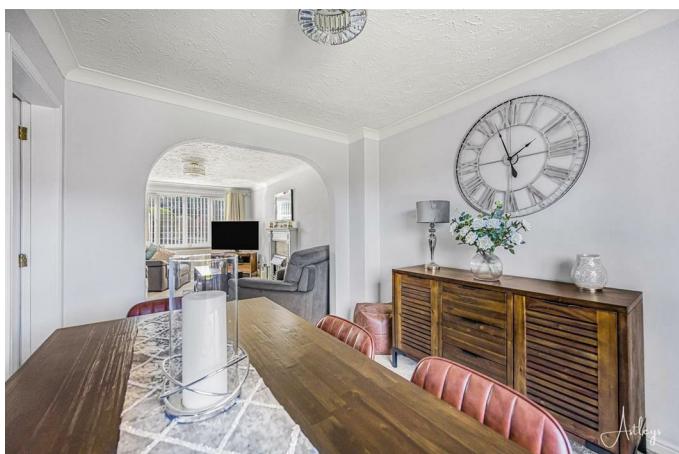
With cream feature fireplace with electric fire (not tested) with marble effect insert and hearth, double glazed window to front, coved ceiling, radiator, arch to:



**Dining area 10'4" x 8'7" (3.15m x 2.62m)**



With double glazed sliding patio doors to rear garden, coved ceiling, radiator.



**Kitchen 10'3" x 9'1" (3.12m x 2.77m)**



Fitted with range of high-gloss light grey base and wall units with black work surfaces, built-in electric oven, induction hob and extractor canopy over, composite sink, integrated fridge/freezer and washing machine, part tiled walls, tile effect laminate flooring, double glazed window and door to rear.



#### **FIRST FLOOR**

Glass/solid oak stairwell to first floor

### Landing area 9'7" x 9'2" (2.92m x 2.79m)



With double glazed window to side, access to roof space.

### Bedroom one 12'6" x 8'9" (3.81m x 2.67m)



With full width range of fitted wardrobes in beige with sliding doors, double glazed window with leaded light to front, radiator.

### Bedroom one



### Ensuite shower room 8'3" x 3'2" (2.51m x 0.97m)



With 3 piece suite in white comprising w.c., wash hand basin, shower cubicle, fully tiled walls and floor, respatex to shower, heated towel rail, double glazed window to side.

**Bedroom two 10'2" x 9'11" (3.10m x 3.02m)**



With tripled fitted wardrobes with sliding doors in taupe colour, double glazed window to rear, radiator.

**Bedroom three 10'5" x 7'5" (3.18m x 2.26m)**



With double glazed window to rear, radiator.

**Bathroom/w.c. 8'0" x 6'6" (2.44m x 1.98m)**



With 3 piece suite in white comprising panelled bath with shower over, vanity sink, w.c., tiled floor, heated towel rail, part tiled walls, cupboard housing gas combination central heating boiler, pvc ceiling with spotlights, double glazed window to front.

## Outside



Front garden area. Off-road parking to single detached garage with power, light and personal access door. Side access gate to well laid out garden to rear with full width patio area, astroturf and outside water tap.



## Outside



## Drone view



## AGENTS NOTE

Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

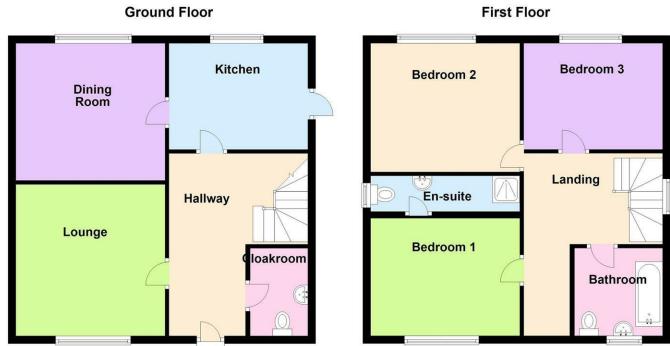
Basic  
15 Mbps  
Superfast  
74 Mbps  
Ultrafast  
1800 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

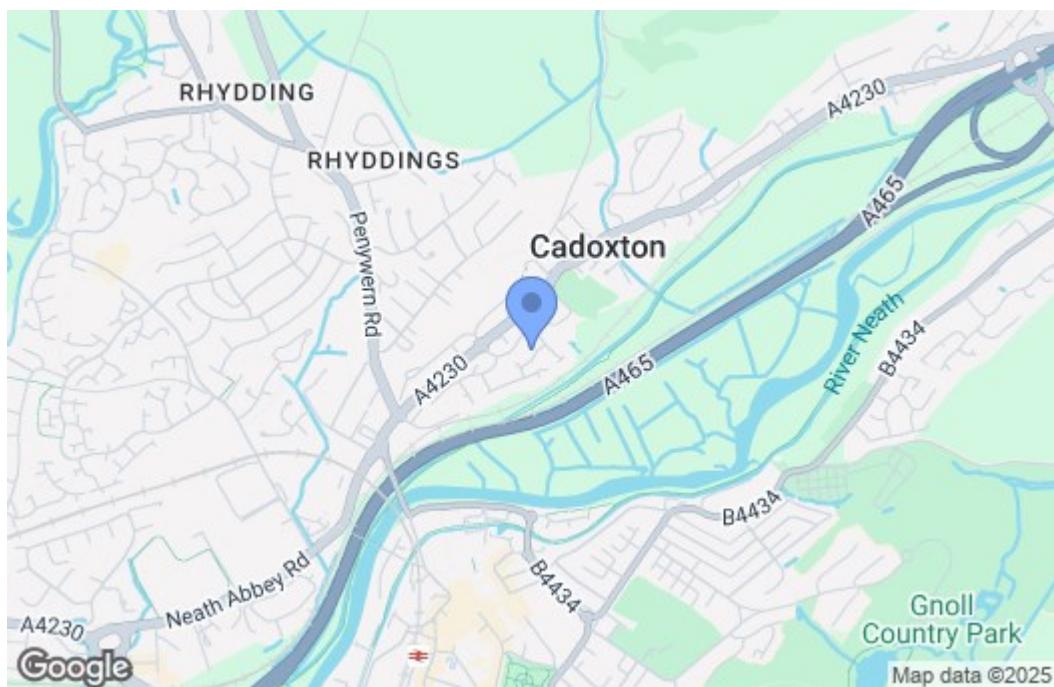
**AGENTS NOTE**

Council Tax E £2,788

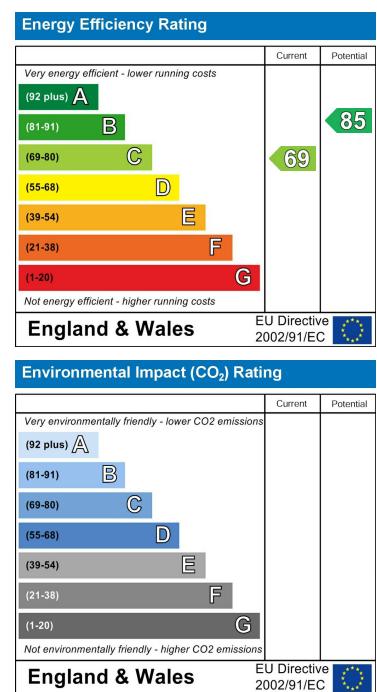
## Floor Plan



## Area Map



## Energy Efficiency Graph



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