



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

£319,995

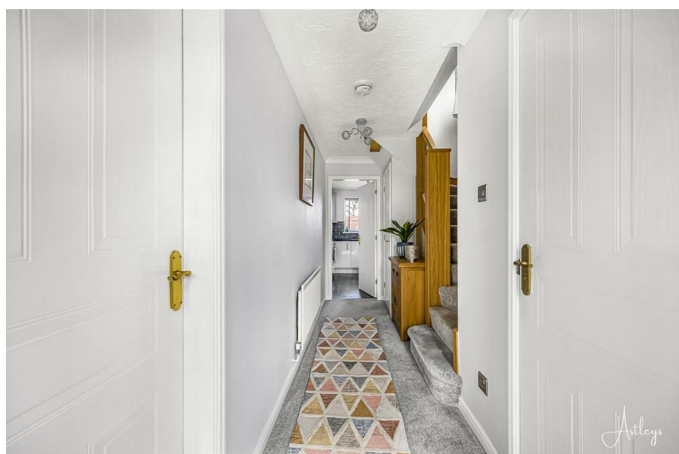
Nestled in the desirable area of Cadoxton, Neath, this charming three-bedroom detached house, constructed by Redrow Homes, offers a perfect blend of comfort and convenience. The property is ideally situated within walking distance of Neath town centre, where you will find a variety of amenities and facilities, 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



Front composite entrance door into:

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



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

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



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.

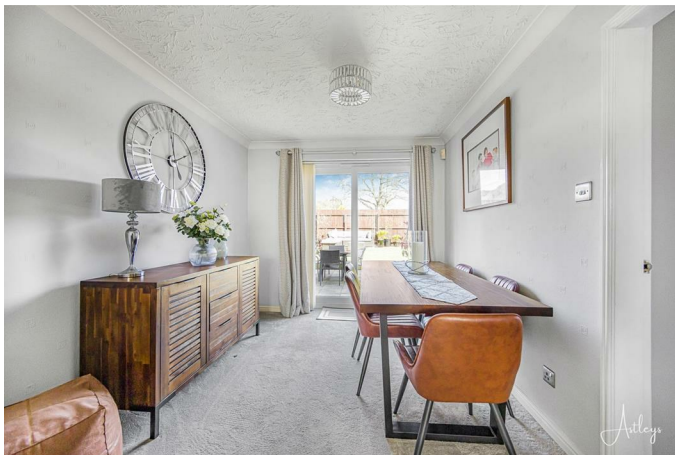
Living Room 15'9" x 10'7" (4.80m x 3.23m)



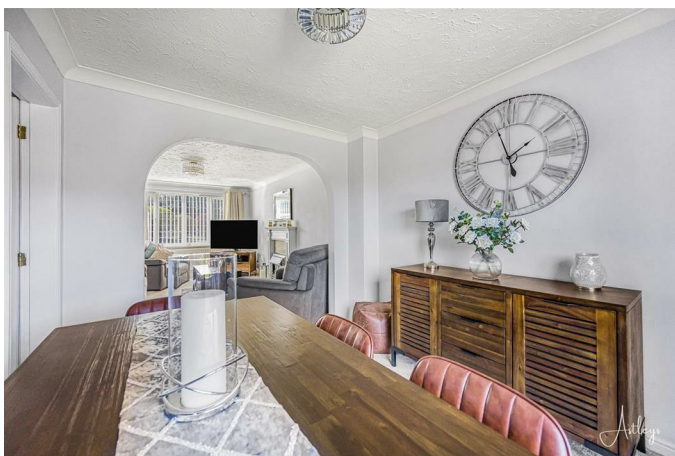
With cream feature fireplace with electric fire (not tested) with marble effect insert and hearth, double glazed window to front, coved ceiling, radiator, arch to:



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

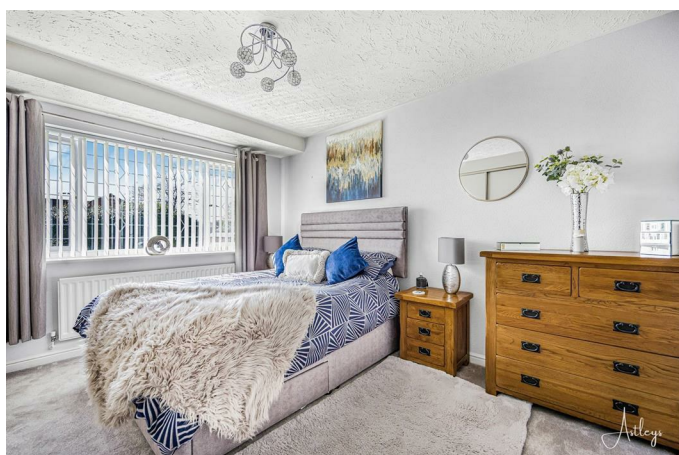
Glass/solid oak stairwell to first floor

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)

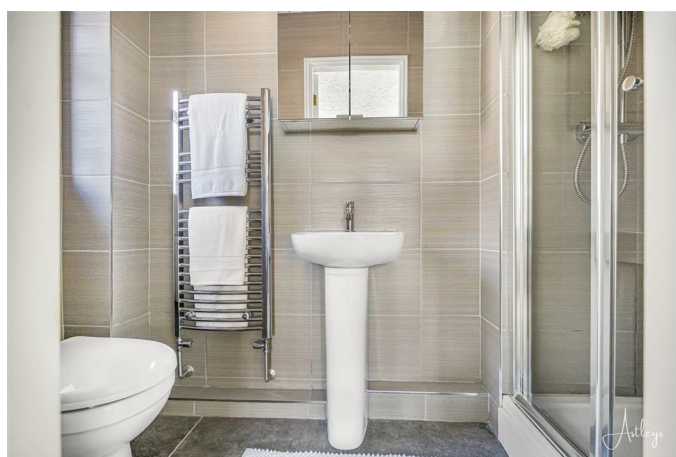


With full width range of fitted wardrobes in beige with sliding doors, double glazed window with leaded light to front, radiator.

Bedroom one

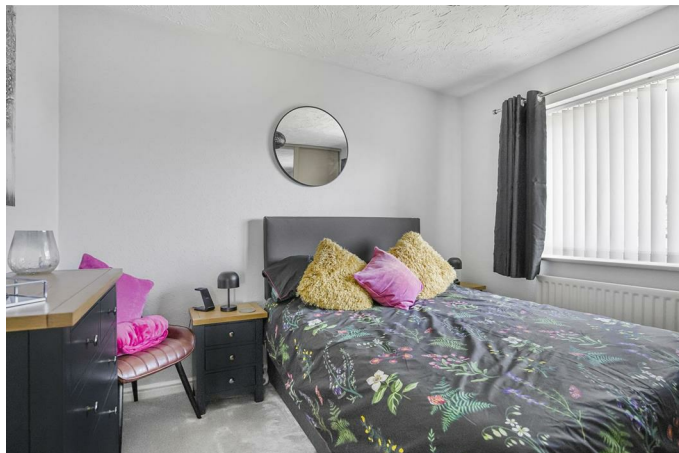


Ensuite shower room 8'3" x 3'2" (2.51m x 0.97m)

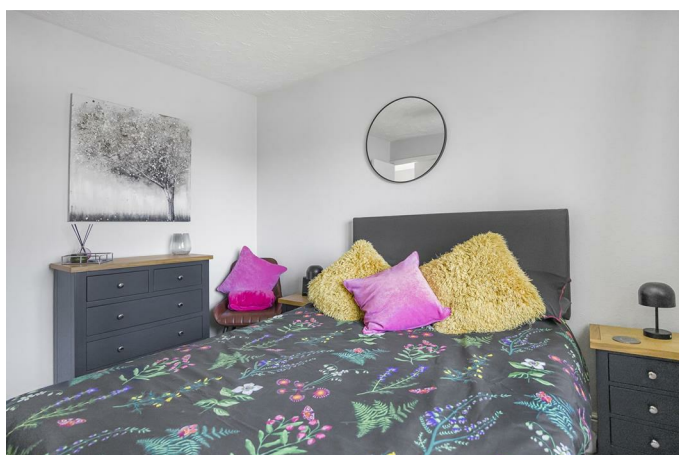


With 3 piece suite in white comprising w.c., wash hand basin, shower cubicle, fully tiled walls and floor, respatex to shower, heated towel rail, double glazed window to side.

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.

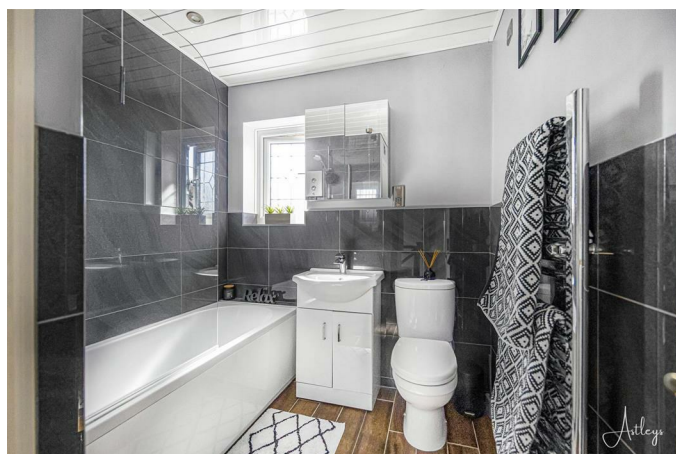


Bedroom three 10'5" x 7'5" (3.18m x 2.26m)



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

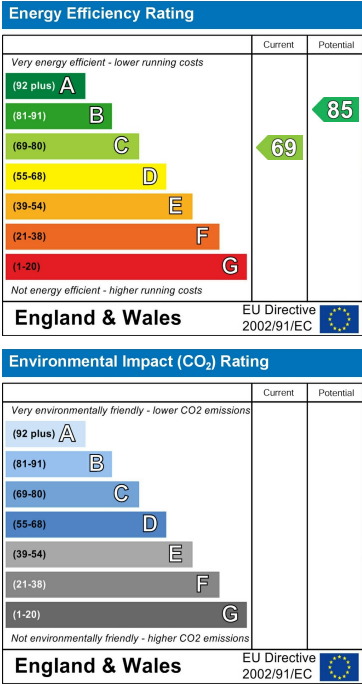
Floor Plan



Area Map



Energy Efficiency Graph



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.