



178 Main Road, Bryncoch, Neath, SA10 7TT

Offers In The Region Of £289,950

This end terrace home brings together character and modern living, centred around a spacious kitchen and dining area designed for everyday life. A second lounge opens into this space, creating a natural flow for relaxing and entertaining, while a separate front lounge offers a quieter setting. To the rear, a multi decked garden provides a private and versatile outdoor space, complemented by an annexe with power, water and a w c, ideal for a range of uses.

The layout is both practical and well balanced. A welcoming hallway leads through to the main living areas, while upstairs the principal bedroom offers generous proportions alongside two further comfortable bedrooms. A family bathroom serves the first floor, with the added benefit of a second w c on the ground floor.

The area is well served by local amenities including schools, cafés and everyday shopping, with nearby parks and walking routes adding to the appeal. Transport links provide easy access to Neath town centre and beyond.

A home well suited to families, professionals or those seeking a setting that combines convenience with access to the surrounding countryside.

Main dwelling



Composite front door into:

Hallway 5'6 x 15'8 (1.68m x 4.78m)



Stairs to first floor, understairs cupboard, lino flooring, radiator, coving

**Front lounge 11'9 x 14' 1 (into bay) (3.58m x 4.27m
0.30m (into bay))**



Bay window, coving and radiator



Second lounge/diner (Lounge area) 11'1 x 12'9 (3.38m x 3.89m)



Electric fire (not tested with wooden mantle, laminate flooring and coving

Kitchen/diner (dining area)



Double doors to patio, radiator, laminate flooring, coving

Dining area



Kitchen/diner (kitchen area) 9'3 x 18'2 (2.82m x 5.54m)



A range of cream base and wall units with coordinating wood effect counter tops, integrated fridge/freezer, washing machine, microwave and electric cooker, induction hob with extractor over, butlers sink and drainer with mixer tap, door to the side and window to the back, radiator

Kitchen



Kitchen



Cloakroom



White sink, low level w/c, shelving

Landing



Window to side and coving, attic hatch with ladder and partially boarded

Bedroom 1 23'9 x 9'



Storage cupboard housing the boiler, window to the back, coving, feature wall behind bed and radiator



Bedroom 2/study 8'3 x 10'5 (2.51m x 3.18m)



Window to the back, radiator and coving

Bedroom 2/study (study area) 5'5 x 6'9 (1.65m x 2.06m)



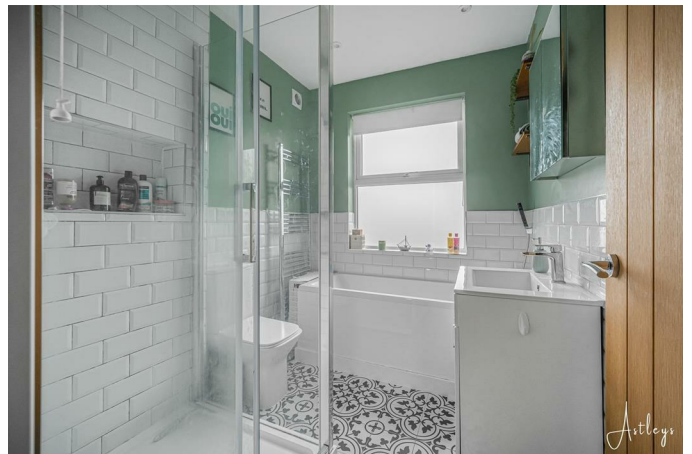
Window to the side, coving

Bedroom 3 9'7 x 11'9 (2.92m x 3.58m)



Window to the front, coving and radiator

Bathroom 6'7 x 8'3 (2.01m x 2.51m)



White suite with low level w/c, sink unit with mirror over, bath and separate walk in shower, tiled floor, heated towel rail

Garden



Side, gated access to front, patio area with two separate decked areas with lawn in-between, Annexe with w/c, power and sink with door and window to the garden



Annexe



Drone



Sky
Virgin

Agents notes

Neath Port Talbot Council Tax Band: D

Annual Price:

£2,541

Agents notes

Conservation Area:

No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

1,291 ft 2 / 120 m 2

Plot size:

0.08 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

5 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability:

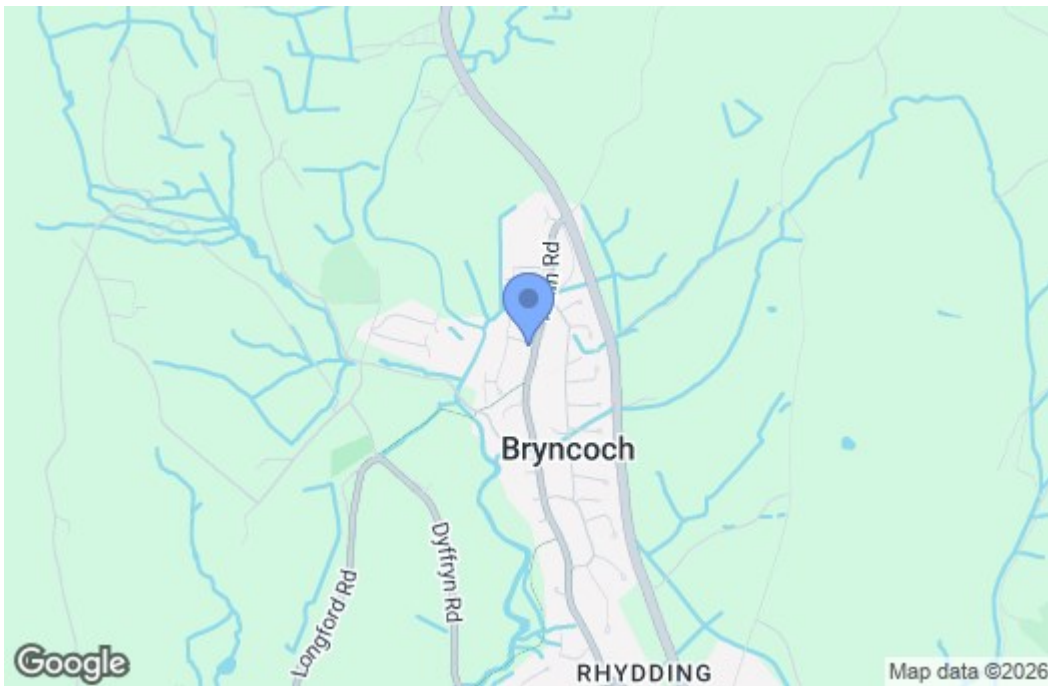
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Floor Plan

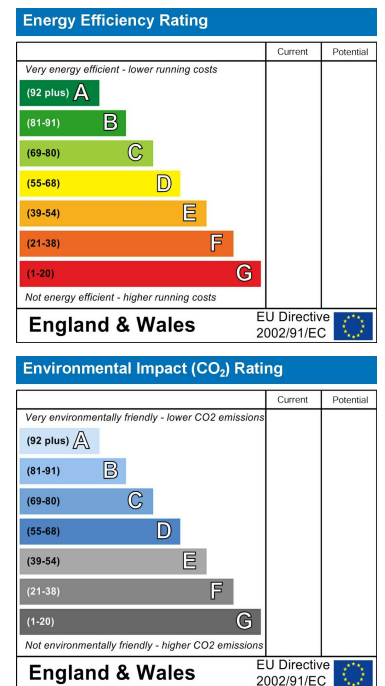


Total area: approx. 118.7 sq. metres (1277.7 sq. feet)

Area Map



Energy Efficiency Graph



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