



## 6 Maes-Y-Ffynon Close, Neath, SA11 1HQ

**£119,950**

Nestled in the desirable Maes-Y-Ffynon Close in Neath, this charming mid-terrace bungalow presents an excellent opportunity for first-time buyers or those seeking a comfortable home in a convenient location. The property boasts a well-proportioned reception room that invites natural light, creating a warm and welcoming atmosphere. The bungalow features a spacious bedroom and a modern wet room that caters to both comfort and accessibility. The fitted kitchen is practical and functional, ideal for preparing meals, while the utility/laundry room adds an extra layer of convenience to daily living. One of the standout features of this property is the enclosed yard to the rear, providing a private outdoor space for gardening or enjoying a quiet moment in the fresh air. The level location is particularly appealing, as it allows for easy access to the town centre and local schools, making it an ideal choice for those who value community and accessibility.

Front double glazed entrance door into:



Living room 13'5" x 11'8" (4.09m x 3.56m)



Small entrance hall 4'8" x 3'2" (1.42m x 0.97m)



With beige marble effect fireplace with electric fire (not tested), double glazed window to front, coved ceiling, radiator.



**Bedroom one 11'7" x 9'5" (3.53m x 2.87m)**



With triple built-in wardrobe/storage, double glazed window to front, radiator, coved ceiling.

**Lobby area 9'5" x 3'9" (2.87m x 1.14m)**



With tiled effect laminate floor, access to roof space, radiator, built-in cloaks cupboard.

**Utility room/laundry room 6'2" x 6'2" (1.88m x 1.88m)**



With work surface, wall mounted gas combination central heating boiler, cushion flooring.

**Kitchen 10'5" x 8'3" (3.18m x 2.51m)**



With range of fitted base and wall units in Buttermilk colour with co-ordinating work surface, stainless steel sink unit, built-in electric oven, hob and extractor canopy over, part tiled walls, tiled effect laminate floor, radiator, double glazed window to rear.



**Wet room 6'6" x 5'8" (1.98m x 1.73m)**



With 3 piece suite comprising walk-in shower, w.c., wash hand basin, part tiled walls, anti-slip flooring, radiator, double glazed window to rear.



## Outside



Front paved forecourt garden area. Enclosed paved rear yard with outside storage shed and gate to rear lane which gives access onto Eastland Road.



## Another view of front of bungalow



## Drone photograph



### AGENTS NOTE

Council Tax Band B £1898

### AGENTS NOTE

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

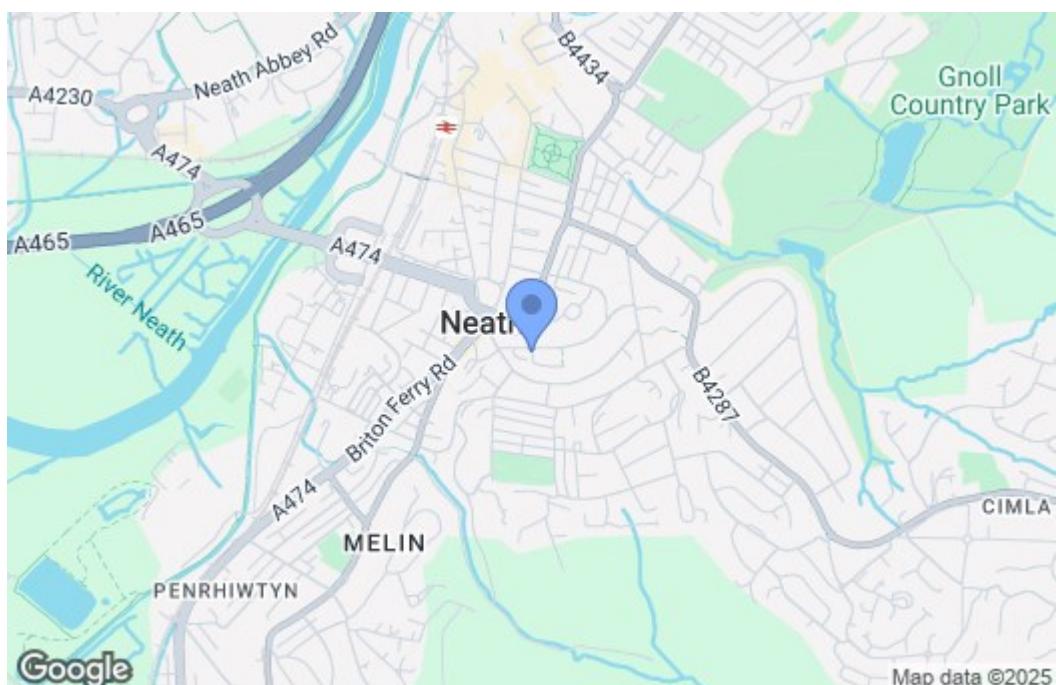
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Superfast  
42 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

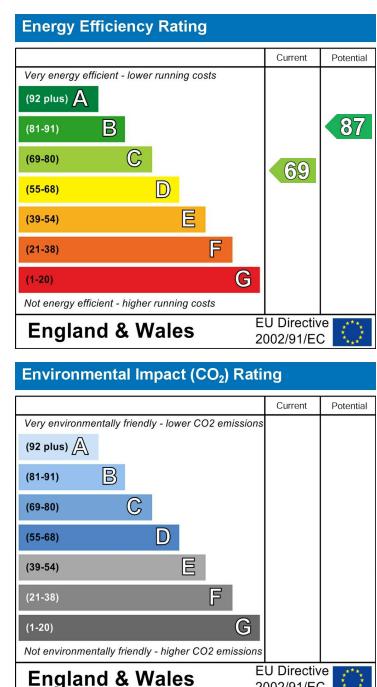
## Floor Plan



## Area Map



## Energy Efficiency Graph



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