



37 Bryncatwg, Cadoxton,, Neath, SA10 8BG

Offers In The Region Of £239,950

Situated within the popular residential location of Cadoxton, close to local schools and Neath Port Talbot College, and just a short drive from the wide range of facilities and amenities at Neath Town Centre, this detached bungalow offers an excellent opportunity for buyers looking to modernise and add value. The property is in need of some updating but offers great potential throughout. Benefits include central heating and double glazing, and the accommodation briefly comprises a hallway, a spacious lounge/dining room, kitchen, three bedrooms, and a shower room. Externally, there are gardens to the front and rear, together with off-road parking for several vehicles.

Main Dwelling



Open-plan lounge/dining room



Entrance hall

Enter via small porch area leading to the main lounge/dining room.

Lounge 15'5 x 12'3 (4.70m x 3.73m)



Spacious lounge with open-plan dining area, with sliding patio doors over looking the rear garden, feature fireplace and two radiators.

Open-plan lounge/dining room



Dining area 16'9 x 11'9 (5.11m x 3.58m)



Lounge



Kitchen 10'6 x 8'9 (3.20m x 2.67m)



Fitted with base and wall units, fully tiled to walls and floor, room for a electric cooker with extractor hood above, room for ridge freezer, door and window to side.

Kitchen



Bedroom 3 10'5 x 8'4 (3.18m x 2.54m)



With window to rear, fitted floor to ceiling wardrobe and radiator.

Inner hall 7'2 x 4'2 (2.18m x 1.27m)

Storage cupboards and access to bedroom one and two.

Bedroom one 11'8 x 10'4 (3.56m x 3.15m)



Double room with fitted wardrobes, window to front and radiator.

Bedroom one



Bedroom two 10'3 x 10'3 (3.12m x 3.12m)



Double room with fitted wardrobes, window to front and radiator.

Shower room 7'56 x 5'43 (2.13m x 1.52m)



Fitted suite with low level WC, pedestal wash hand basin, window to side and shower room.

Front garden



Shingles area with side access to rear garden.

Driveway

Blocked driveway leading to a single integral garage.

Garage



Up and over door with power and light and access to the internal hallway.

Rear garden



Rear garden which is on two levels, backing onto woodland, raised patio areas with balustrade, also offering some nice open views.

Rear garden



Patio



Rear garden

Rear garden



Raised patio area



Services

Conservation Area

No

Flood Risk

River : Very low

Seas : Very low

Floor Area

0 ft 2 / 0 m 2

Plot size

0.12 acres

Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
5 Mbps
Superfast
47 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Council tax

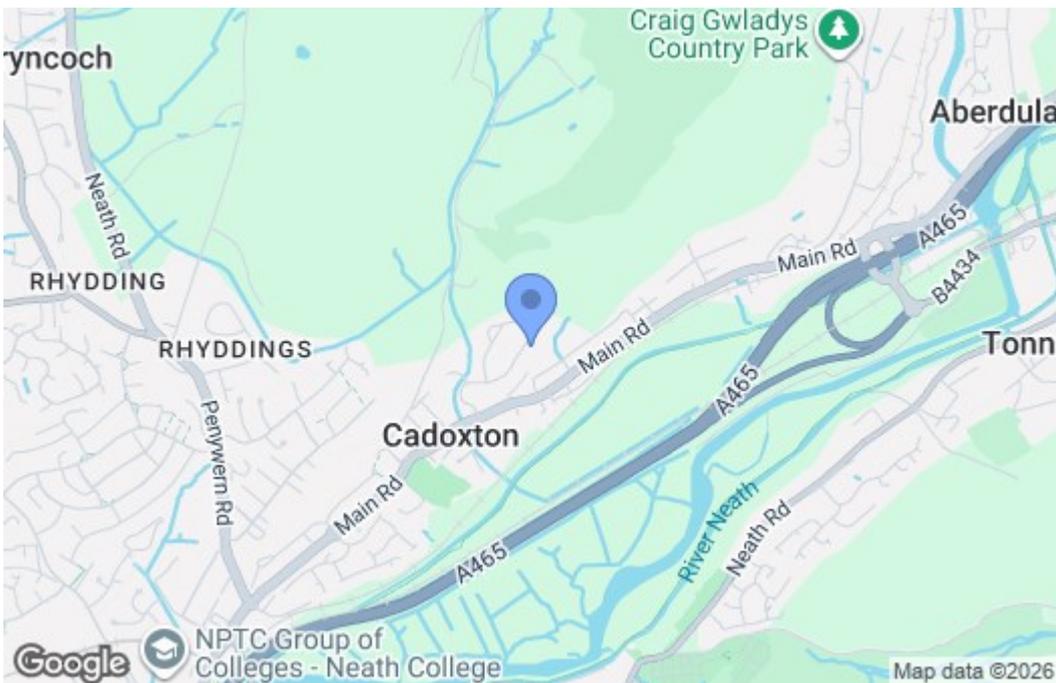
Local Authority
Neath Port Talbot
Council Tax
Band:
D
Annual Price:
£2,441

Floor Plan



Total area: approx. 114.4 sq. metres (1231.3 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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