

5 Village Close, Neath,  
SA10 7TE

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 ASTLEYS  
SALES AND LETTINGS





A sense of calm and flow defines this detached bungalow in the heart of Bryncoch. From the moment you enter, a generous, open plan lounge and diner draws in light and invites flexible living that adapts to relaxed evenings or hosting friends. Three bedrooms sit neatly away from the main living space, each thoughtfully proportioned and quietly placed. A garage stands ready for storage or hobbies and there is parking on the driveway for two cars, offering convenience without compromise.

Inside, accommodation has been arranged with an easy rhythm in mind. The principal living space connects seamlessly with the kitchen and dining area, encouraging effortless interaction across day to day life. A principal bedroom enjoys privacy towards the quieter side of the home. Two further bedrooms provide options for guests, a study or creative space. A centrally positioned bathroom and practical utility or storage areas complete the internal arrangement, all underpinned by a natural palette and considered finishes.

Bryncoch itself sits just to the east of Neath, bringing a village character that appeals to those after a balanced pace of life. A local primary school serves the community and there are green spaces and play areas close by for everyday walks or weekend fresh air. Everyday conveniences include a well-stocked food store on Main Road and independent cafés and shops within easy reach, perfect for morning coffee or casual errands. The village's position provides straightforward access to Neath town centre with its wider range of services, community amenities and transport connections to Swansea and beyond. The coastline and beaches of the Swansea Bay area are within easy reach for day trips or weekend exploration.

For those considering the next chapter, this bungalow offers both the ease of single-level living and a connection to its surroundings that encourages a life well balanced between home and local rhythm.



**Main Dwelling**  
Enter via PVC door into:

**Hallway**  
10'33 x 4'32 lengthening to 13'50  
With coved ceiling and radiator.

**Lounge**  
17'11 x 11'73  
Cosy lounge with large window to front, radiator, gas fire (not tested), coved ceiling and opening into:

**Lounge**

**Dining room**  
10'18 x 8'95  
With large window to front, radiator, coved ceiling and door into kitchen.

**Dining room**

**Kitchen**  
11'82 x 10'85  
Fitted with base and wall units in wood effect with coordinating work surfaces to include, part tiled walls, tiled flooring, gas hob with electric oven and extractor over, dishwasher, fridge freezer, radiator, stainless steel sink and drainer with mixer taps, window to side and door to rear garden.

**Kitchen**

**Bathroom**  
2'69 x 5'39 x 11'1  
Fitted with three piece suite to include, low level wc, pedestal wash hand basin, panelled bath with shower over, window to side, part tiled walls, cushioned flooring, radiator and coved ceiling.

**Bedroom one**

12'91 x 10'91  
Double bedroom with a range of fitted wardrobes, coved ceiling, radiator and window to rear.

**Bedroom one**

**Bedroom two**  
11'81 x 9'86  
Double bedroom with a range of fitted wardrobes, coved ceiling, radiator and window to rear.

**Bedroom two**



**Bedroom three**

8'44 x 8'88

With radiator, coved ceiling and window to side.

**Outside**

To the front, you have laid to lawn with shrubs as well as off road parking for up to two cars leading to a garage. To the rear you have an enclosed tiered rear garden with laid to lawn, patio and a glass house.

**Outside****Outside****Drone Image****Agents Notes**

Local Authority: Neath Port Talbot

Council Tax Band: D

Annual Price: £2,441

Conservation Area: No

**Agents Notes**

Flood Risk

River : Very low

Seas : Very low

**Agents Notes**

Mobile coverage:

EE

Vodafone

Three

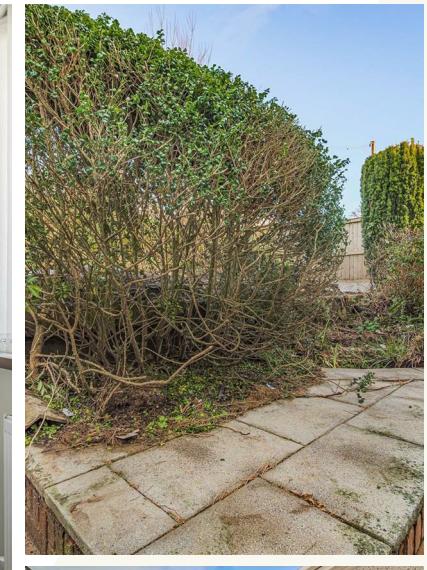
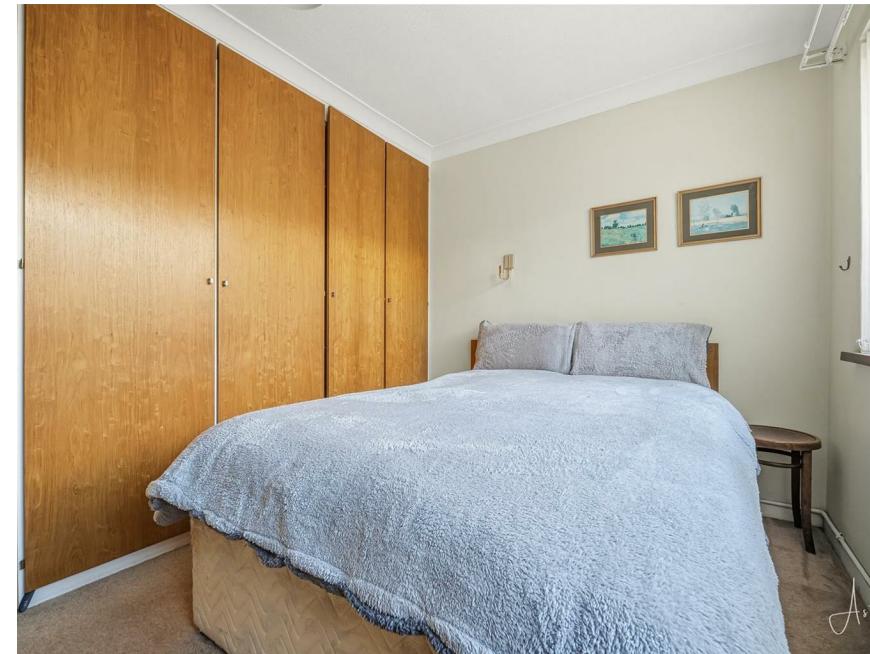
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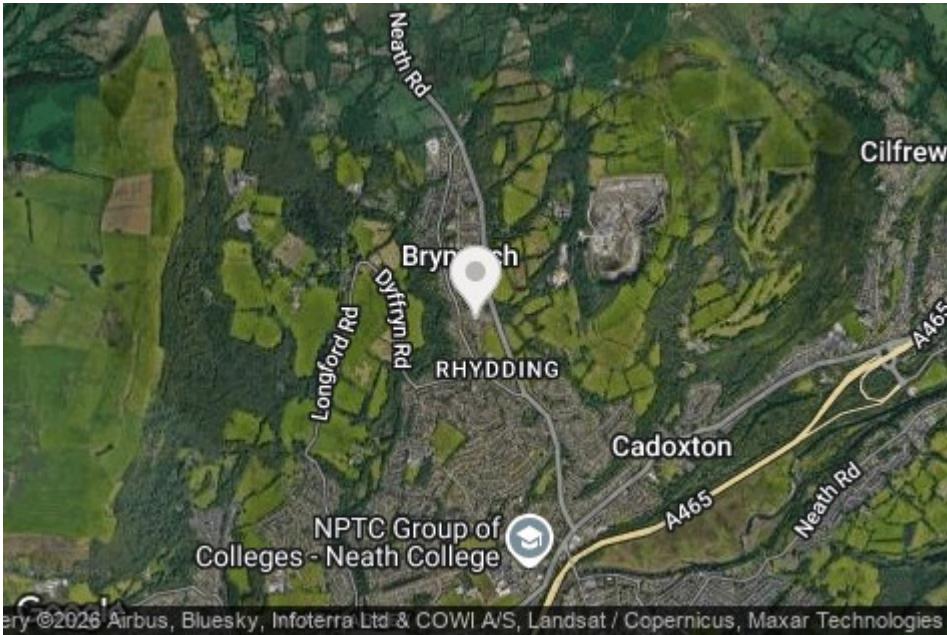
Satellite / Fibre TV Availability:

BT

Sky

Virgin





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Ground Floor

Approx. 93.9 sq. metres (1010.7 sq. feet)



Total area: approx. 93.9 sq. metres (1010.7 sq. feet)