

20 Bryncatwg, Neath, SA10 8BG

Offers In The Region Of £230,000

Situated within the popular village of Cadoxton, close to local primary/secondary schools, Neath Port Talbot College, the popular Aberdulais Waterfalls, easy access for the M4 motorway and a short drive from all facilities at Neath Town Centre, a well presented semi detached 3 bedroom house set over 3 storeys offering versatile family living, benefitting from full gas central heating and double glazing throughout and with integral single garage, gardens to front and rear and off road parking for one vehicle. The property comprises: porch, entrance hallway and spacious lounge to the ground floor, modern fitted kitchen, family bathroom and bedroom 2 to the first floor and a further two double bedrooms to the second floor. Viewing comes recommended.

Main Dwelling



Porch 4'2" x 4'5" (1.271 x 1.360)

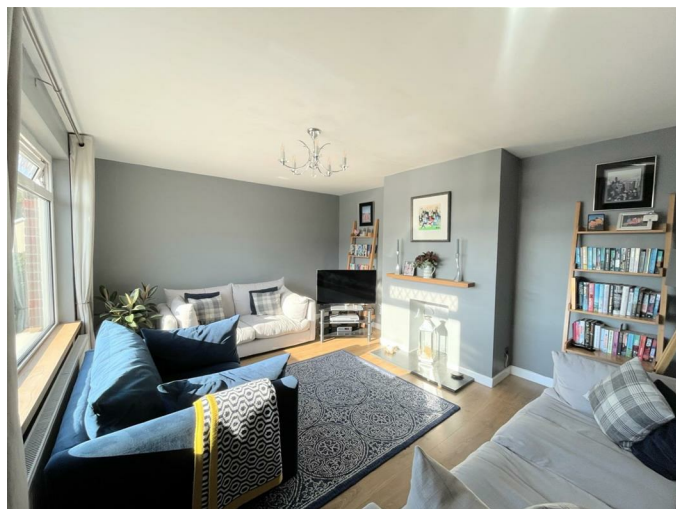
Enter through PVC door into:

Hallway 5'11" x 14'11" (1.826 x 4.571)

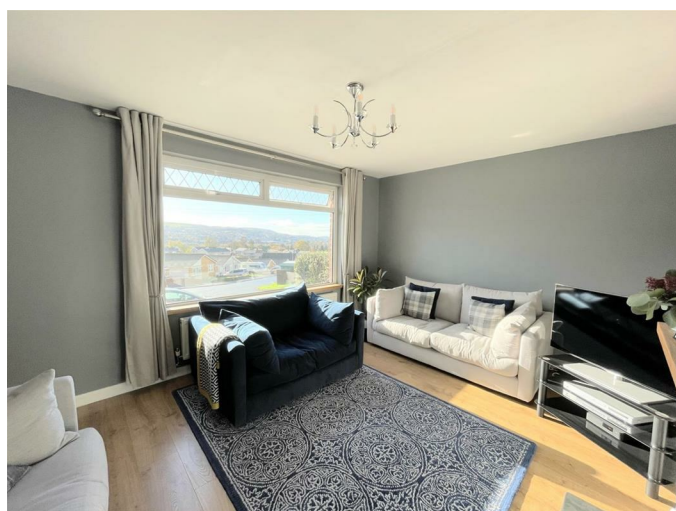


With stairs to first floor, radiator and door into lounge.

Lounge 15'9" x 12'3" (4.820 x 3.746)



Spacious lounge with large double glazed window to front and radiator.



Kitchen 10'11" x 10'2" (3.341 x 3.110)



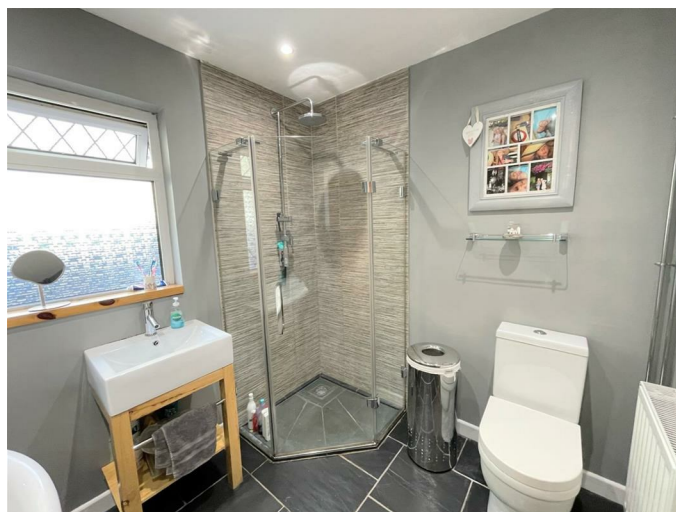
Fitted with base and wall units in cream shaker style with coordinating work surfaces to include; stainless steel sink and drainer, double glazed window to front, radiator, integrated fridge, freezer, washing machine and dishwasher, traditional slate flooring, gas hob, electric oven with extractor over, part tiled walls and spot lights to ceiling.



Bathroom 8'1" x 7'0" (2.488 x 2.145)



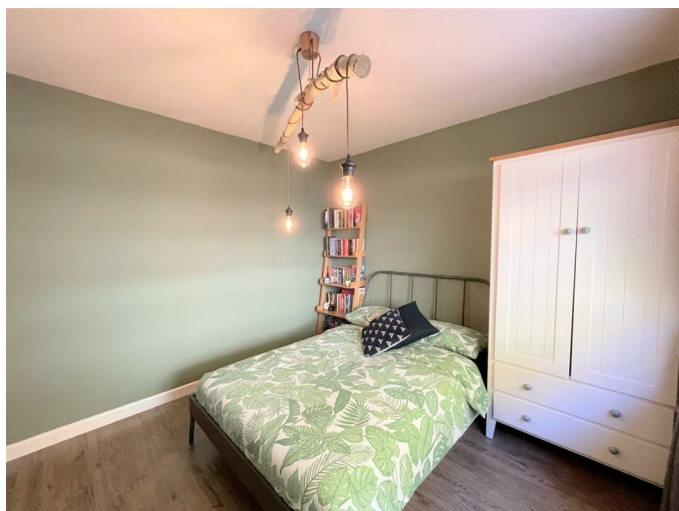
Fitted with four piece suite in white comprising of traditional tub style bath, corner walk in shower, low level wc, belfast sink sitting on wooden surround, traditional slate flooring, radiator, spot lights to ceiling, and double glazed window to rear.



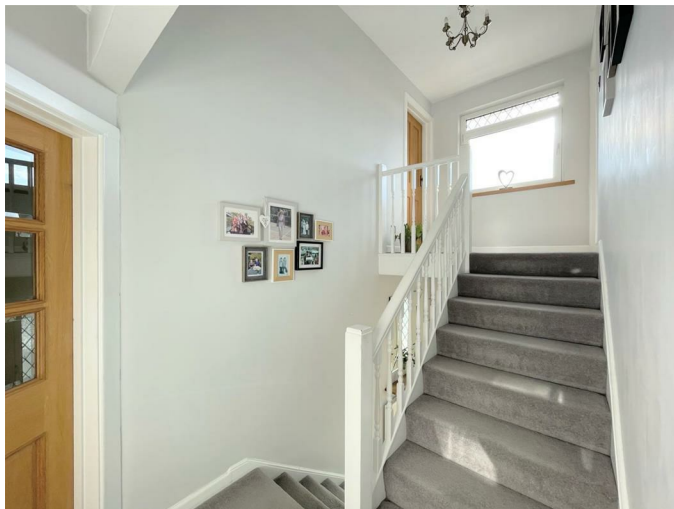
Bedroom two 10'3" x 10'9" (3.138 x 3.285)



Double bedroom with laminate flooring, radiator and double glazed window to rear.



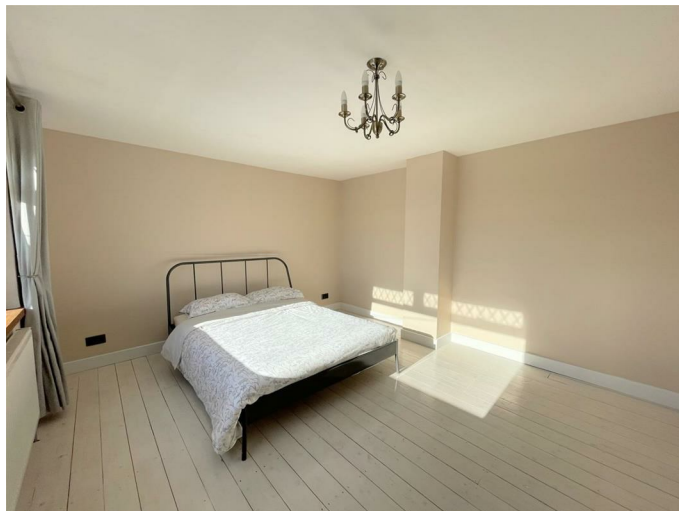
Landing 5'11" x 8'4" (1.817 x 2.548)



Views from the landing window



Bedroom one 15'9" x 12'1" (4.802 x 3.690)



Large double bedroom with painted traditional floor boards, radiator and large double glazed window to rear.



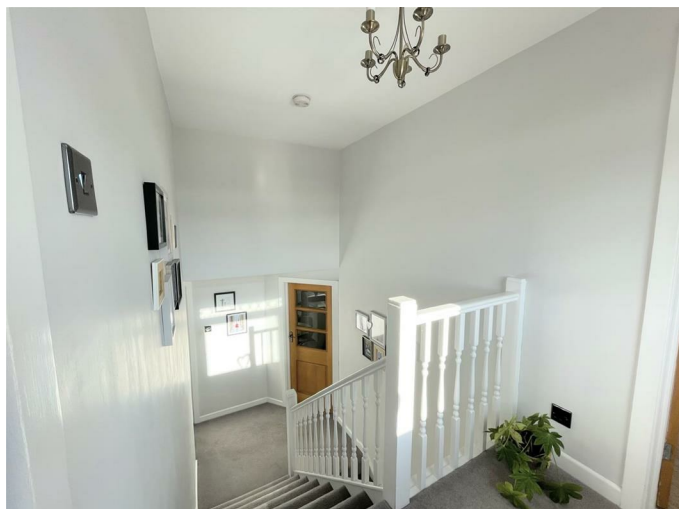
Bedroom three 12'4" x 8'3" (3.764 x 2.532)



Double bedroom with double glazed window to rear, attic hatch and radiator.



Landing 12'2" x 5'11" (3.728 x 1.825)



Garden



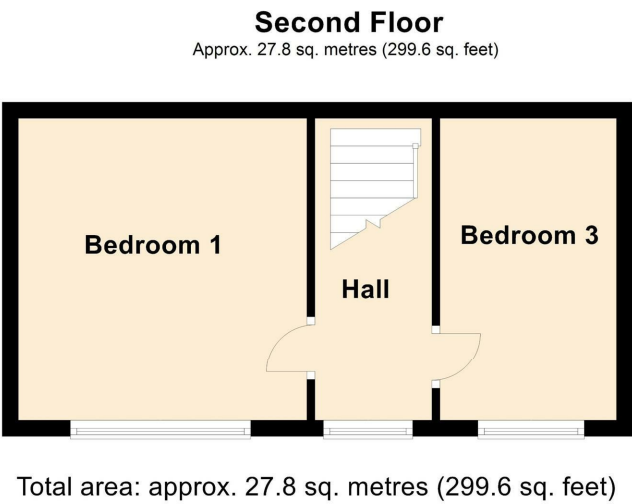
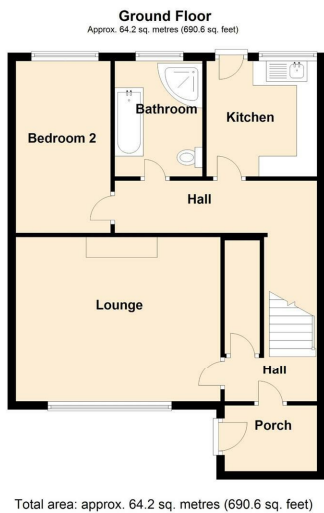
Enclosed rear garden to comprise of patio area, decked area and laid to lawn with breath taking mountain views from the top of the garden.



Views from the top of the garden



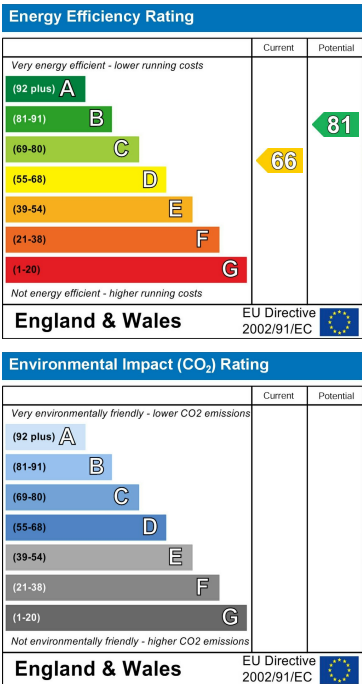
Floor Plan



Area Map



Energy Efficiency Graph



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