



10 Village Close, Bryncoch, Neath, SA10 7TE

Asking Price £410,000

Nestled in the charming village of Bryncoch, this immaculately presented detached family residence on Village Close offers a perfect blend of comfort and convenience. Set within a tranquil cul-de-sac, the property boasts beautifully manicured gardens that provide a serene outdoor space for relaxation and play. Upon entering, you are greeted by a spacious 'L' shaped lounge and dining room, ideal for both entertaining guests and enjoying family time. The well-equipped Sigma 3 kitchen, complete with built-in appliances, is a delightful space for culinary enthusiasts. The ground floor also features two versatile rooms that can serve as additional bedrooms or reception areas, along with a modern wet room for added convenience. As you ascend to the first floor, you will find two generously sized double bedrooms, including a master suite with an ensuite bathroom, ensuring privacy and comfort. The clever design of the eaves storage offers practical solutions for keeping your living space tidy. Parking is a breeze with space for up to three vehicles, including an attached single garage. The property is ideally located, providing easy access to local schools, picturesque countryside walks, and the M4 motorway, making it perfect for commuters. Additionally, the vibrant amenities and facilities of Neath town centre are just a short distance away. This delightful home is perfect for families seeking a peaceful yet accessible lifestyle in a sought-after area.

Composite side entrance door with side panel into:

Entrance hallway 13'8" x 6'4" (4.17m x 1.93m)



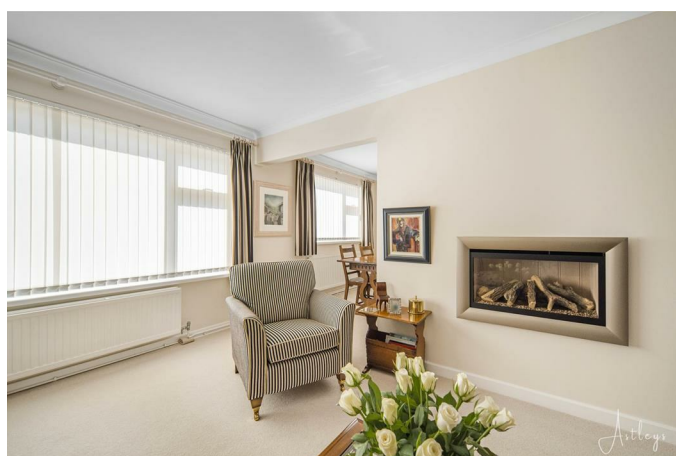
With open tread staircase to first floor, Belgian solid oak flooring, radiator, built-in storage cupboard, radiator.



Lounge area 18'11" x 11'9" (5.77m x 3.58m)



With wall mounted gas fire, radiator, coved ceiling, double glazed window overlooking beautiful rear garden, opening into:





Kitchen 11'3" x 9'7" (3.43m x 2.92m)



Dining area 10'9" x 7'8" (3.28m x 2.34m)



Beautifully appointed kitchen in Country Cream comprising a good range of base and wall units in 'Shaker' style with built-in Neff appliances to include dishwasher, fridge/freezer, 4 ring gas hob with extractor canopy over, separate Neff double oven, tiled floor, spotlights to ceiling, radiator, double glazed window and door to side.

With double glazed window to rear, coved ceiling, radiator, serving hatch from kitchen.



Wet room 8'1" x 7'8" (2.46m x 2.34m)



Duravit 3 piece suite in white to include vanity sink and w.c. in sealed unit, walk-in double shower with rainfall shower and hand shower, heated towel rail, fully tiled walls and floor, two double glazed windows to side.

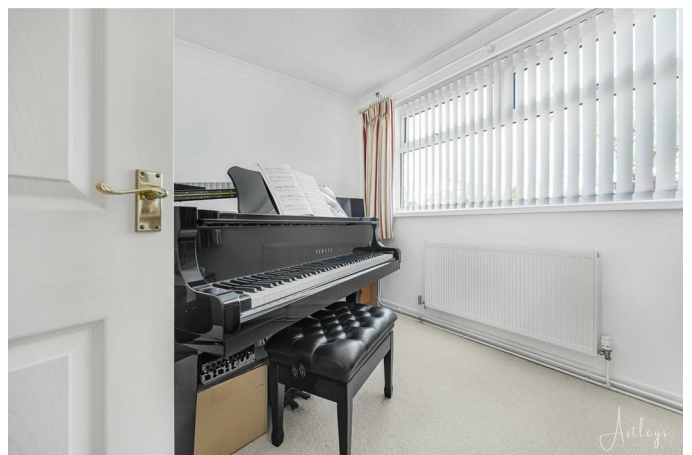


Living room/bedroom 3 12'2" x 11'9" (3.71m x 3.58m)

Sitting room/bedroom 4 10'9" x 9'1" (3.28m x 2.77m)



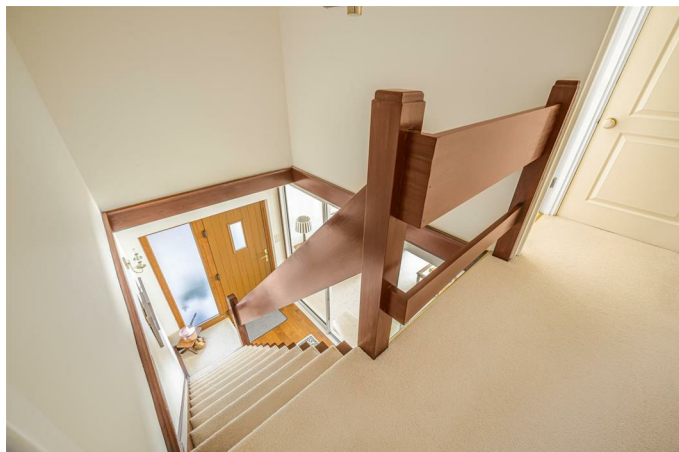
With solid oak flooring, double glazed window to front, radiator, coved ceiling.



With double glazed window to front, radiator, coved ceiling.

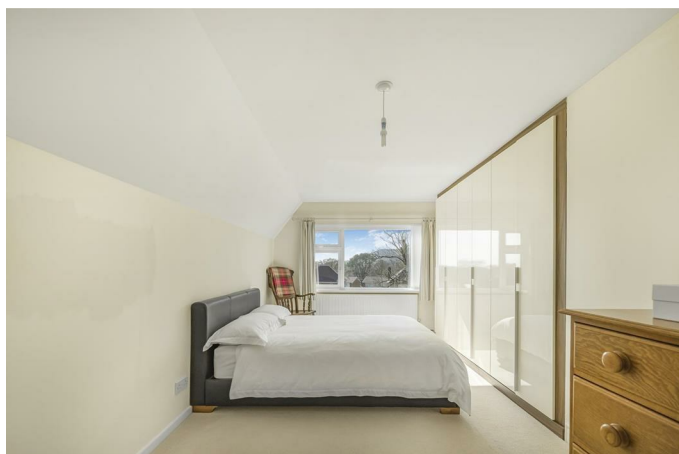
FIRST FLOOR

**Vaulted landing area 9'2" x 2'5" (to narrowest point)
(2.79m x 0.74m (to narrowest point))**

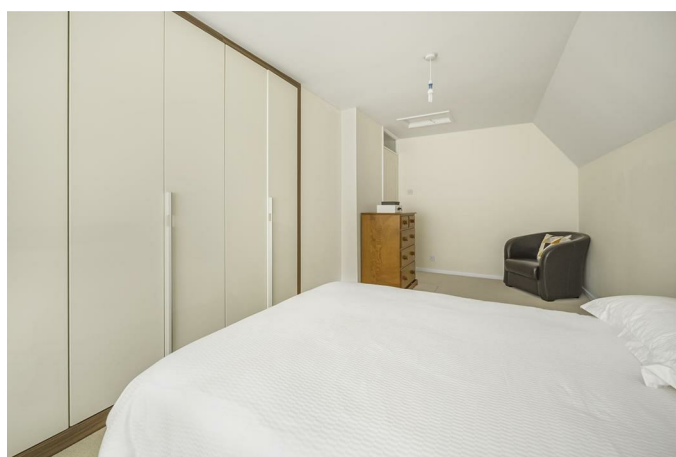


With full length eaves cupboard providing a fantastic storage facility and which houses the wall mounted gas central heating boiler and has power and light, built-in cupboard with hot water cylinder.

**Bedroom one 18'3" x 8'5" (plus 2' depth of robes)
(5.56m x 2.57m (plus 0.61m depth of robes))**



Beautiful room with range of Sigma fitted wardrobes in high-gloss cream, double glazed window to rear, radiator, small access to roof space.



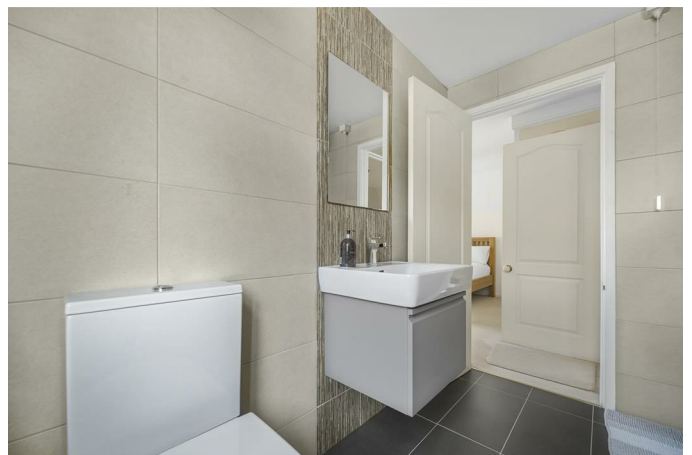
Bedroom two 12'3" x 10'9" (3.73m x 3.28m)



With range of fitted wardrobes in cream, double glazed window to front, radiator, access to eaves storage space.



feature shelf, Laufen w.c. and vanity sink, tiled floor, fully tiled walls, double glazed window to side, radiator.



Ensuite bathroom/w.c. 8'5" x 7'5" (2.57m x 2.26m)



4 piece suite in white comprising bath in tile surround with feature shelf, Aqualisa shower cubicle with

Outside



Front garden laid to lawn with flower borders and beautiful trees and shrubs. Side driveway providing off-road parking for 3 vehicles leading to single attached garage with power, light and personal access door. Side access gate leading to good size, perfectly manicured garden to rear with full width patio, lawn, an array of beautiful mature trees and shrubs and rockery area. There is a 'dutch barn' storage shed and two outside water taps.

Outside



Outside





Dutch barn storage shed



Drone photograph



AGENTS NOTE

Council Tax Band E £2983 per annum

AGENTS NOTE

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

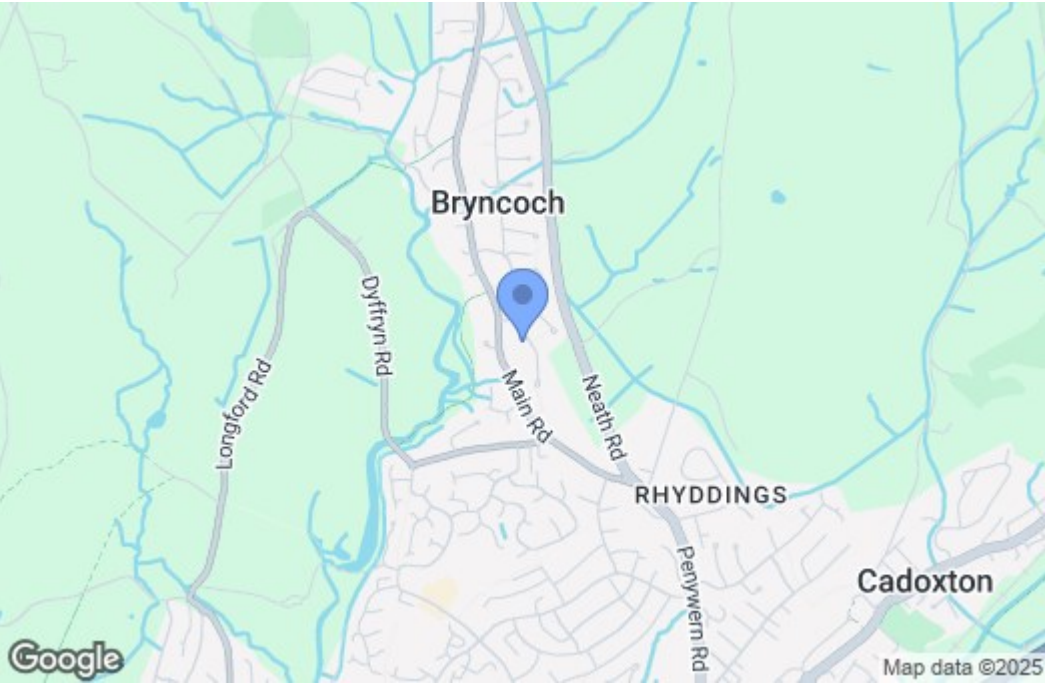
AGENTS NOTE

The property has the benefit of having a brand new roof installed 18 months ago.

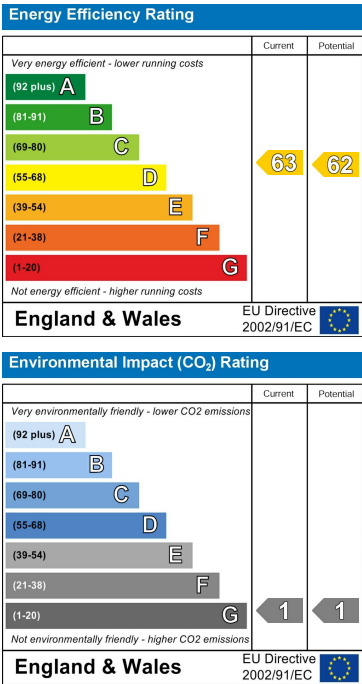
Floor Plan



Area Map



Energy Efficiency Graph



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