



84 Rowan Tree Close, Bryncoch, Bryncoch, Neath, West Glamorgan, SA10 7SQ

Asking Price £269,950

Constructed by Redrow Homes, in a quiet residential location within the village of Bryncoch, close to local schools, Neath Port Talbot College, countryside walks and a short distance from all amenities and facilities at Neath Town Centre, a detached family home, benefitting from full gas central heating and double glazing and accommodation over 2 floors to include cloakroom, lounge/dining room, conservatory and kitchen to the ground floor and 3 bedrooms, ensuite shower room and family bathroom/w.c. to the first floor. Outside, there is parking for several vehicles to the side driveway, single detached garage and enclosed garden to rear.

Front double glazed entrance door into:

Entrance hallway 16'8" x 3'11" (5.082m x 1.198m)



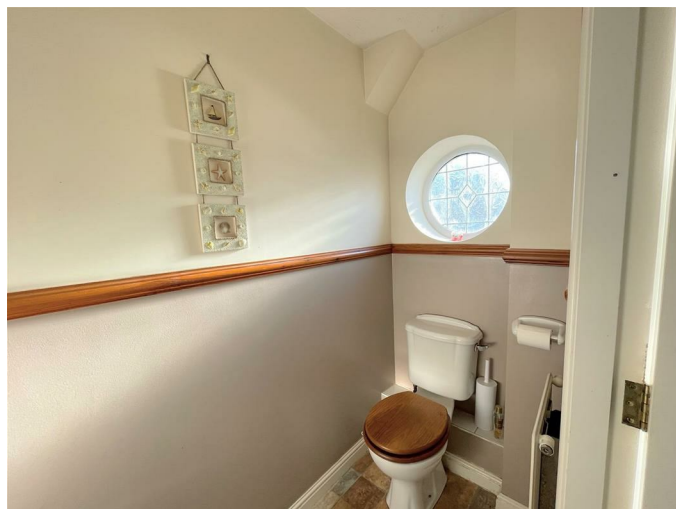
With solid oak flooring, under stairs storage cupboard, coved ceiling, radiator, stairs to first floor.

Cloakroom 7'2" x 3'1" (2.193m x 0.962m)



2 piece suite in white comprising w.c. and wash hand basin, cushion flooring, radiator, dado rail, circular window to front.

Cloakroom



Living Room 16'10" x 10'6" (5.151m x 3.223m)



With oak feature fireplace with fitted gas fire (not tested) with marble insert and hearth, coved ceiling, double glazed window to front, radiator, arch to dining area:

Living Room



Dining Area



Dining Area 11'5" x 8'9" (3.494m x 2.680m)

Conservatory 10'2" x 8'4" (3.110m x 2.546m)



With coved ceiling radiator, french doors to:



With cushion flooring, french doors to rear garden.

Conservatory



Kitchen



Kitchen 11'2" x 9'10" (3.413m x 3.020m)



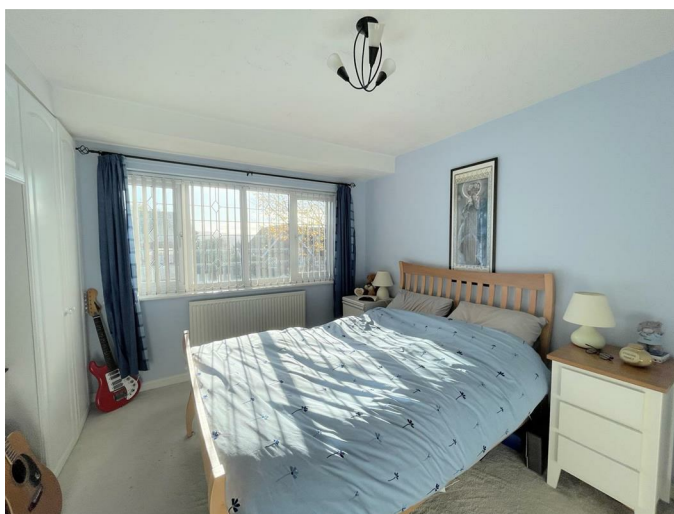
Fitted with range of base and wall units in hi-gloss white with grey work surfaces, Neff double electric oven, 5-ring gas hob with extractor canopy over, corner stainless steel sink, integrated dishwasher and fridge/freezer, cushion flooring, spotlights to ceiling, double glazed window and door to rear garden.

FIRST FLOOR

Landing area

With double glazed window to side, access to part boarded loft space via pull-down ladder.

Bedroom one 13'0" x 9'3" (3.966m x 2.837m)



Fitted with range of wardrobes/cupboards/drawers in white, radiator, double glazed window to front.

Ensuite Shower room 8'7" x 3'4" (2.629m x 1.019m)



With 3 piece suite in white comprising shower cubicle, w.c., wash hand basin, dado rail, tiled to shower area, double glazed window to side.

Ensuite shower room



Bedroom two 11'5" x 10'5" (3.496m x 3.189m)



With double glazed window to rear, radiator.

Bedroom two

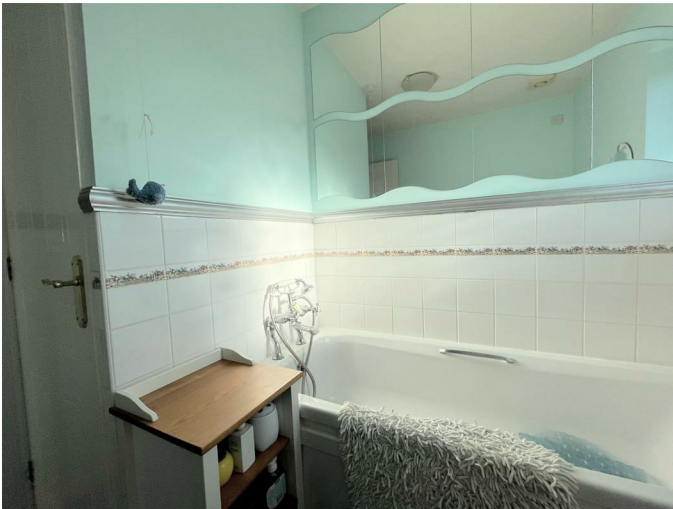


Bedroom three 10'7" x 7'0" (3.239m x 2.144m)



With double glazed window to rear, radiator.

Bathroom/w.c. 7'11" x 6'9" (2.431m x 2.082m)



With 3 piece suite in white comprising panelled bath with shower attachment to taps, w.c., wash hand basin, part tiled walls, cushion flooring, radiator, cupboard housing combination gas central heating boiler, double glazed window to front.

Outside



Front garden with lawn and flower borders. Side driveway providing ample off-road car parking leading to single detached garage with power and light. Side gate to enclosed and private rear garden which is laid to patio, lawn, small corner decked area and mature trees and shrubs.

Outside



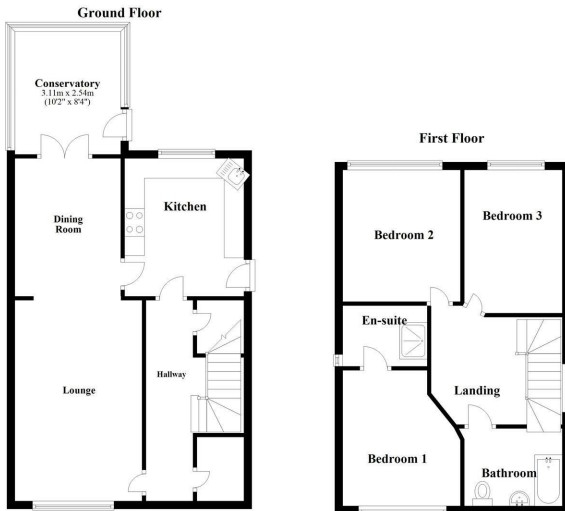
Outside



AGENTS NOTE

Council Tax Band D.

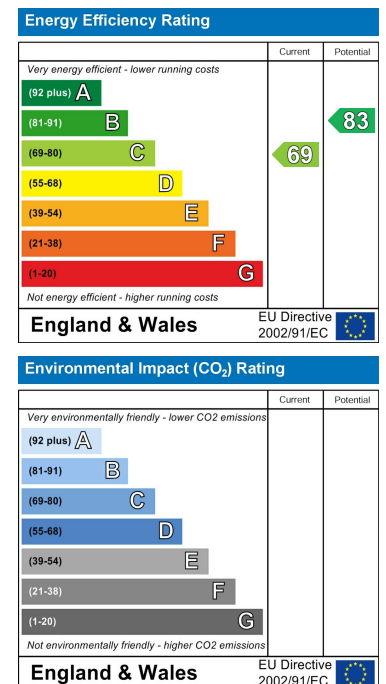
Floor Plan



Area Map



Energy Efficiency Graph



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