



## 7 Bittern Court, Bryncoch, Neath, SA10 7EX

Offers In The Region Of £550,000

Beautifully designed for modern family living, this impressive detached home combines generous proportions with versatile accommodation throughout. The heart of the property is the spacious open plan kitchen and dining room, complemented by three separate living areas, a dedicated gym and a generous plot, creating a home that is equally suited to everyday life and entertaining. The ground floor offers a welcoming lounge, cosy snug, impressive kitchen and dining space, utility room, downstairs cloakroom, second reception room and gym, providing flexibility for families and those working from home. Upstairs, the spacious landing leads to well proportioned bedrooms, with two benefiting from en suite shower rooms alongside a stylish family bathroom. Externally, the property benefits from a large driveway providing parking for up to four vehicles and a fully enclosed rear garden. Additional features include front and rear security cameras, a fitted alarm system, and owned solar panels.

Set within a popular residential development on the edge of Neath, the property enjoys easy access to well regarded schools, local shops, cafés and supermarkets, with excellent links to the M4 for Swansea and Cardiff. Nearby parks, countryside walks and the scenic Afan Forest and Vale of Neath provide excellent opportunities to enjoy the outdoors. A superb choice for families, professionals and buyers seeking generous living space in a well connected location.

## Main Dwelling



Enter through composite door into:

**Porch 6'2" x 3'7" (1.886 x 1.098)**



With radiator, herringbone flooring, coved ceiling, spot lights and double doors into:

## Hallway 11'10" x 6'1" (3.609 x 1.869)



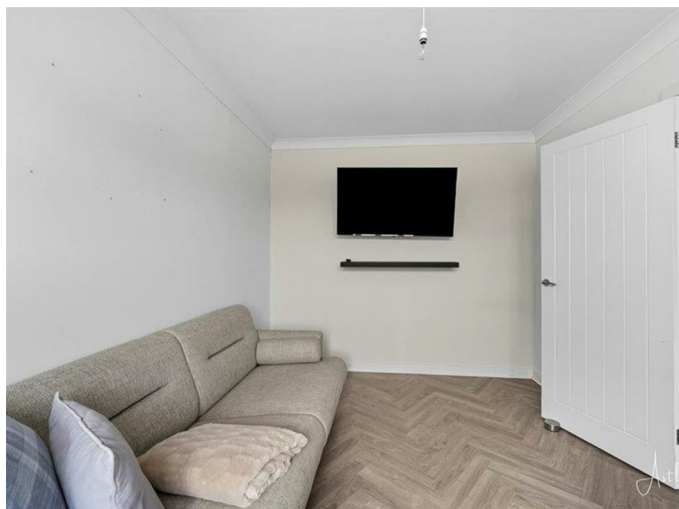
With stairs to first floor, herringbone flooring, radiator and coved ceiling.

**Cloakroom 5'6" x 3'4" (1.698 x 1.030)**

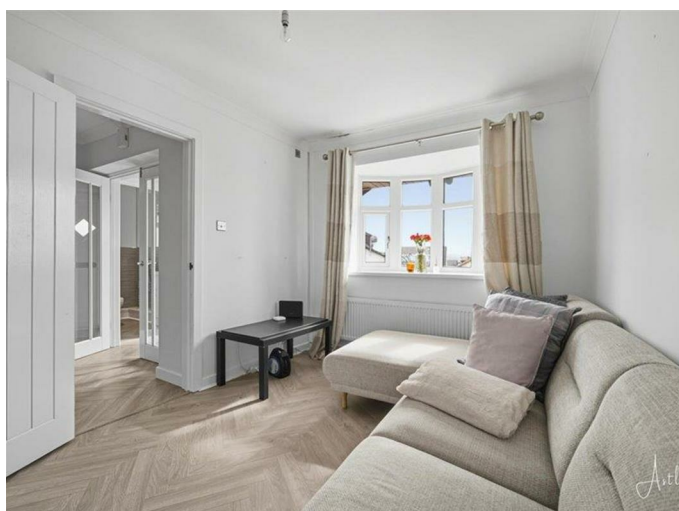


With part tiled walls, spot lights, double glazed window to side, herringbone flooring, low level wc, sink on vanity unit and upright heated towel rail.

**Snug 12'4" x 12'3" (3.778 x 3.747)**



Cosy room with coved ceiling, radiator and large double glazed bay window to front.



**Lounge 17'11" x 11'10" (5.473 x 3.613)**



With large double glazed bay window to front, radiator, wooden panels, laminate flooring, and coved ceiling.

**Lounge (virtually furnished)**





**Kitchen/diner 33'10" x 8'9" widening to 11'10" (10.326 x 2.669 widening to 3.628)**

Fitted with base and wall units in a grey shaker style with coordinating work surfaces to include; induction hob with extractor over, electric oven and warmer, integrated fridge/freezer and dishwasher, wine cooler, matt grey sink and drainer with mixer taps, double glazed window to rear, radiator, part tiled walls, herringbone flooring, coved ceiling and patio doors to rear garden.



**Utility room 7'0" x 8'9" (2.138 x 2.675)**



Fitted with base units in grey shaker style with space for washing machine, tumble dryer, stainless steel sink and drainer, herringbone flooring, covered ceiling and radiator.

**Reception room (Virtually furnished) 14'4" x 12'4" (4.387 x 3.775)**



With tiled flooring, underfloor heating, covered ceiling, spot lights, log burner (not tested), bi fold doors to rear garden and step down into gym.

**Reception room**



**Gym 13'11" x 13'7" (4.249 x 4.142)**

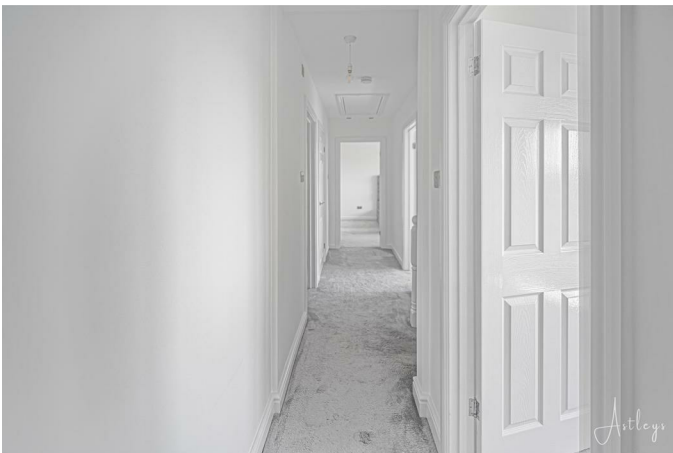


With cushioned flooring, spot lights, bi fold doors and storage cupboard housing boiler.

**Gym (Virtually furnished)**



**Landing 21'4" x 2'7" (6.504 x 0.808)**



With attic hatch and two storage cupboards.

**Bedroom one 13'11" x 13'7" lengthening to 20'10" (4.249 x 4.142 lengthening to 6.362)**



Large double bedroom with large double glazed window to front and radiator, coved ceiling and radiator.

**Bedroom 1 (Virtually furnished)**

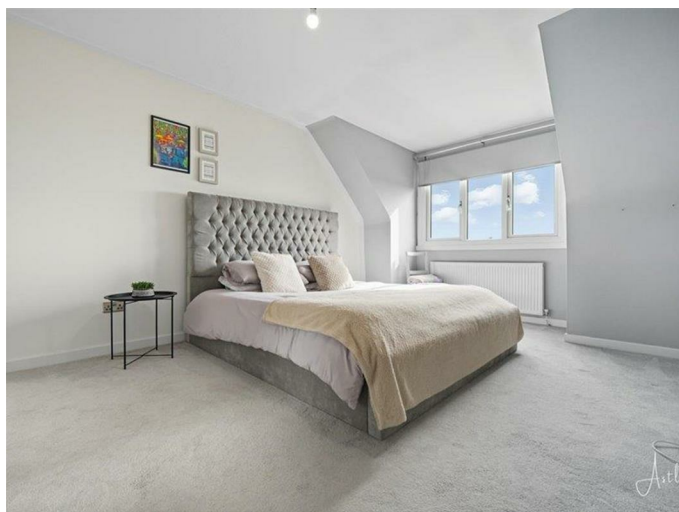


**Ensuite 6'9" x 7'3" (2.062 x 2.219)**

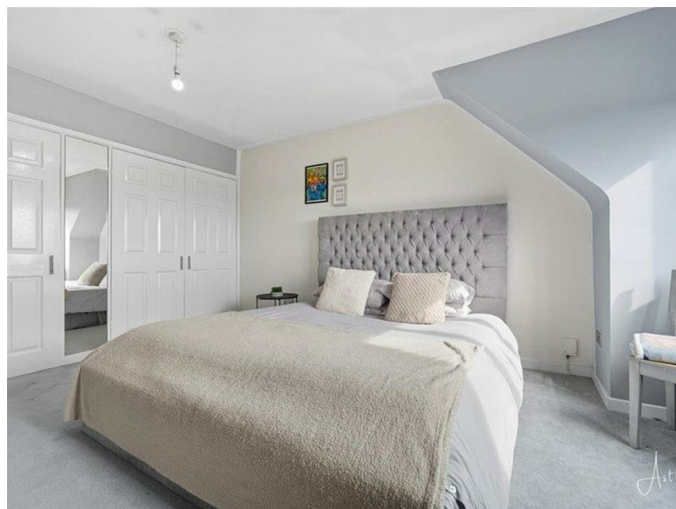


Fitted with three piece suite to include walk in shower, low level wc, sink on vanity unit, fully tiled walls and floor, upright radiator and double glazed window to rear.

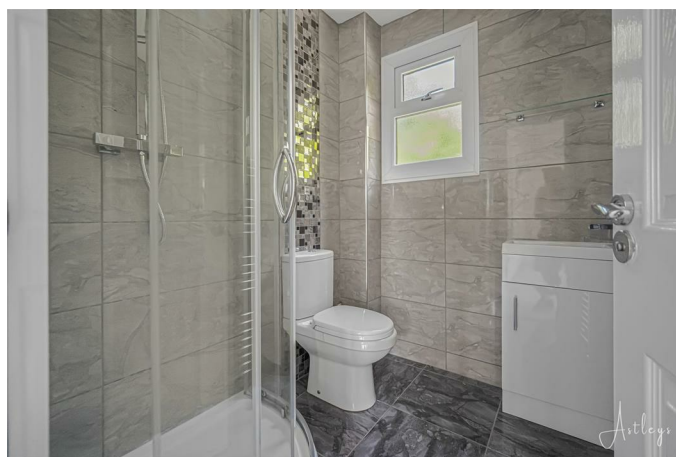
**Bedroom two (virtually furnished) 11'10" x 14'11"**  
**(3.626 x 4.570)**



Double bedroom with large double glazed window to front, radiator and built in storage.



**Ensuite 5'0" x 6'0" (1.534 x 1.841)**



Fitted with three piece suite in white to include, corner shower, sink on vanity unit, low level wc, fully tiled walls and floor, spot lights, upright radiator and double glazed window to rear.

**Bedroom three 11'3" x 8'9" (3.441 x 2.679)**



With large window to front and radiator.

**Bedroom four 10'1" x 8'9" (3.079 x 2.685)**



With large double glazed window to front and radiator.

**Bathroom 6'0" x 14'10" (1.846 x 4.541)**



Large family bathroom with fitted three piece suite to include, tub style bath, low level wc, sink on vanity unit, fully tiled walls and floor, upright radiator, spot lights and double glazed window to rear.



## Garden



The rear garden offers a fully enclosed rear garden featuring two practical storage sheds, a low-maintenance artificial lawn, and a generous patio area, complete with a Lazy Spa which is to remain. Further benefits include front and rear security cameras and a fitted alarm system, providing additional peace of mind.



## Drone Image



## Agents notes

Neath Port Talbot Council Tax Band: G  
Annual Price: £4,068

## Agents notes

Conservation Area :  
No  
Flood Risk:  
River : Very low  
Seas : Very low  
Floor Area:  
1,517 ft 2 / 141 m 2  
Plot size:  
0.12 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

13 Mbps

Superfast

70 Mbps

Ultrafast

1800 Mbps

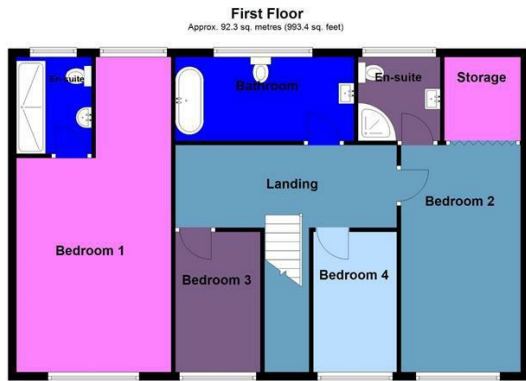
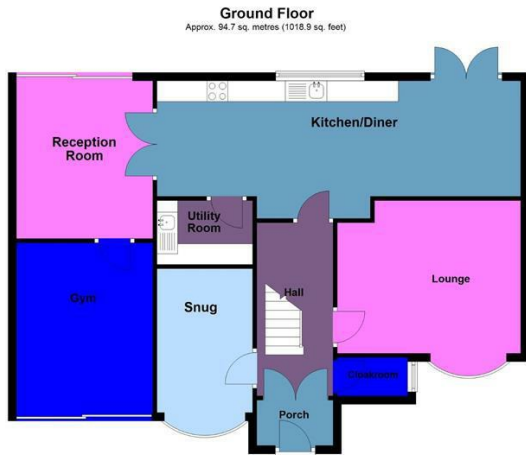
Satellite / Fibre TV Availability:

BT

Sky

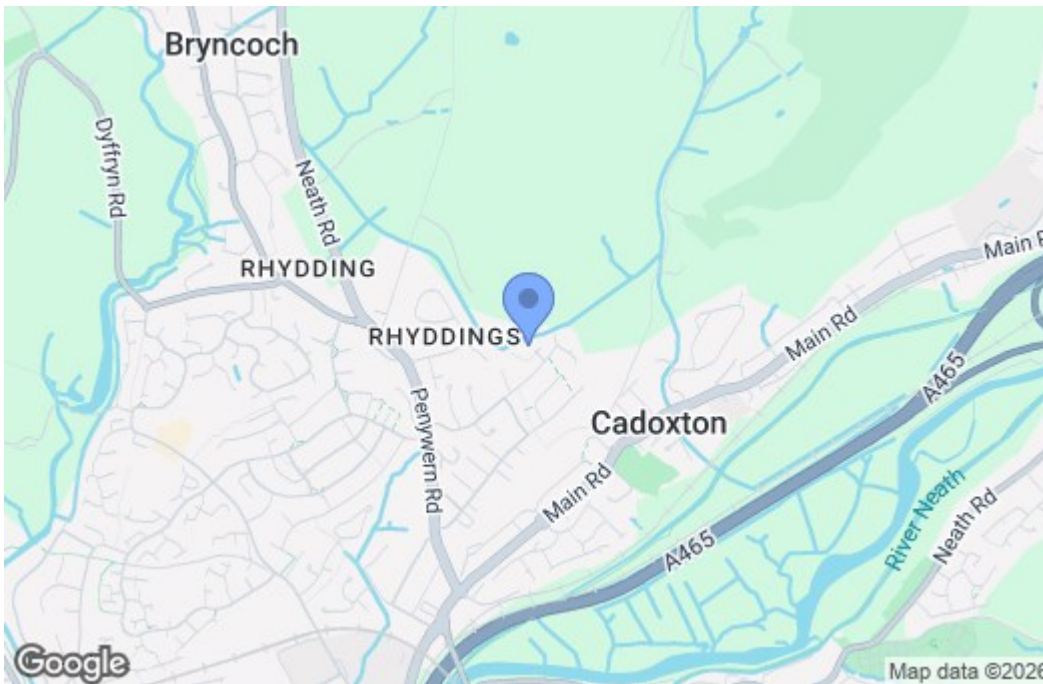
Virgin

## Floor Plan

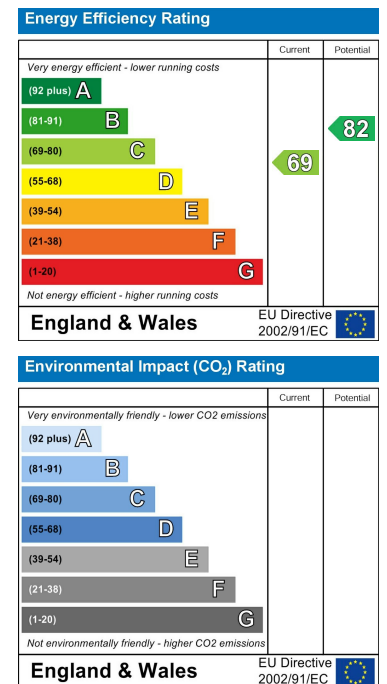


Total area: approx. 187.0 sq. metres (2012.3 sq. feet)

## Area Map



## Energy Efficiency Graph



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