



21 Dynevor Avenue, Neath, SA10 7AH

Offers In The Region Of £354,950

A beautifully presented home set on a generous plot, where the flow of space and quality of finish create an immediate sense of ease. At its heart lies a well proportioned kitchen diner designed for everyday living, complemented by a separate dining room that lends itself to more formal occasions. Two reception rooms provide flexibility for both relaxation and entertaining, while a charming sun room sits quietly to the rear, filled with natural light and offering a gentle connection to the garden. Outside, the grounds have been thoughtfully arranged with a patio for outdoor dining, a lawned area for play or quiet enjoyment, and a pergola with decking and soft lighting that invites evenings to extend long into the night. Off road parking is neatly accommodated.

The internal layout has been carefully considered to suit modern living. The reception spaces offer versatility, whether for family time or working from home, while the kitchen diner forms a sociable hub. Upstairs, the bedrooms are well balanced and comfortable, supported by the convenience of a downstairs cloakroom that adds practicality to the ground floor.

Main dwelling



Composite front door into:

Hallway 5'8 x 15'5 (1.73m x 4.70m)



Stairs to first floor, tiled flooring, coving and radiator with storage cupboard and door to cloakroom

Cloakroom 3'8 x 4'6 (1.12m x 1.37m)

Low level w/c, sink unit with mixer tap, tiled floor and door into garage

Front lounge 15' x 11'9 (4.57m x 3.58m)



Wood burner with wooden mantle, tall radiator, window to the front and coving, double doors into second lounge:

Front Lounge



Second lounge 12'4 x 11'9 (3.76m x 3.58m)



Tall radiator, double doors into sun room:

Second lounge



Laminate flooring, radiator and double doors onto patio area

Sunroom 10'8 x 11'2 (3.25m x 3.40m)



Sunroom



Kitchen 11'8 x 16'6 (3.56m x 5.03m)



Charcoal grey range of wall and base units with coordinating work tops, electric hob and oven with extractor over, butlers sink with drainer and mixer tap, integrated dishwasher, fridge and freezer, additional lighting under wall units and on feature wall, breakfast bar/island, tiled flooring, window and door to the back, door to the garage.

Kitchen



Dining room 13'4 x 7'9 (4.06m x 2.36m)



Double doors to the patio area, tiled floors and long radiator

Dining room



Landing

Window to the side, coving and storage cupboard

Bedroom 1 11'9 x 12'9 (3.58m x 3.89m)



Coving, window to the back and radiator

Bedroom 1

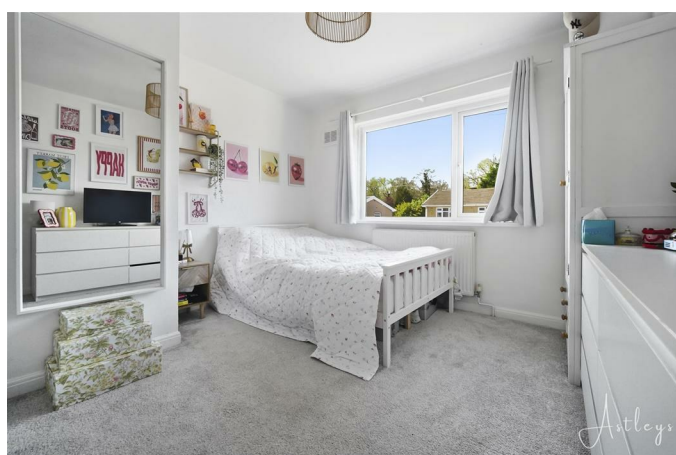


Bedroom 2 11'1 x 12' (3.38m x 3.66m)



Storage cupboard, window to the front and radiator

Bedroom 2



Bedroom 3 9'9 x 8'9 (2.97m x 2.67m)



Window to the side, coving and attic hatch (attic boarded and with ladder)

Bedroom 3



Bathroom 6'1 x 7'9 (1.85m x 2.36m)



White suite with low level w/c, vanity sink unit with mirror over, bath with shower over, tall radiator, lino flooring and window to the back

Bathroom

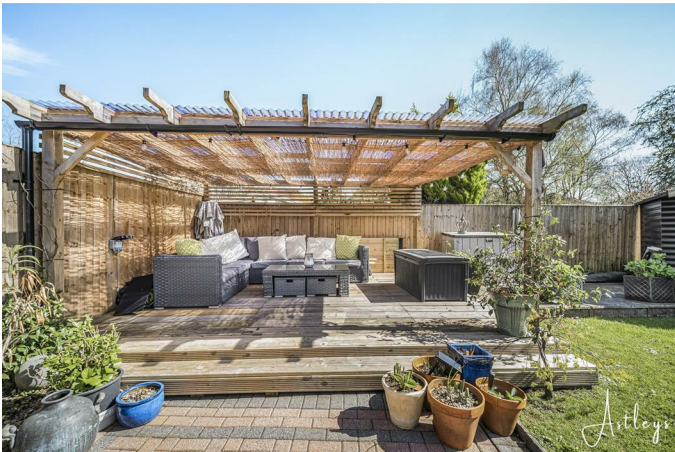


Garden



Patio area, grassed area, decking under the covered pergola with lighting and electric, power point to the patio and water tap, Summer house, borders with a range of bedding plants

Garden



Garden



Drone



Agents Notes

Neath Port Talbot
Council Tax Band: D

Agents notes

Conservation Area :
No
Flood Risk:
River : Very low
Seas : Very low
Floor Area:
1,280 ft² / 119 m²
Plot size:

0.09 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

12 Mbps

Superfast

35 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability:

BT

Sky

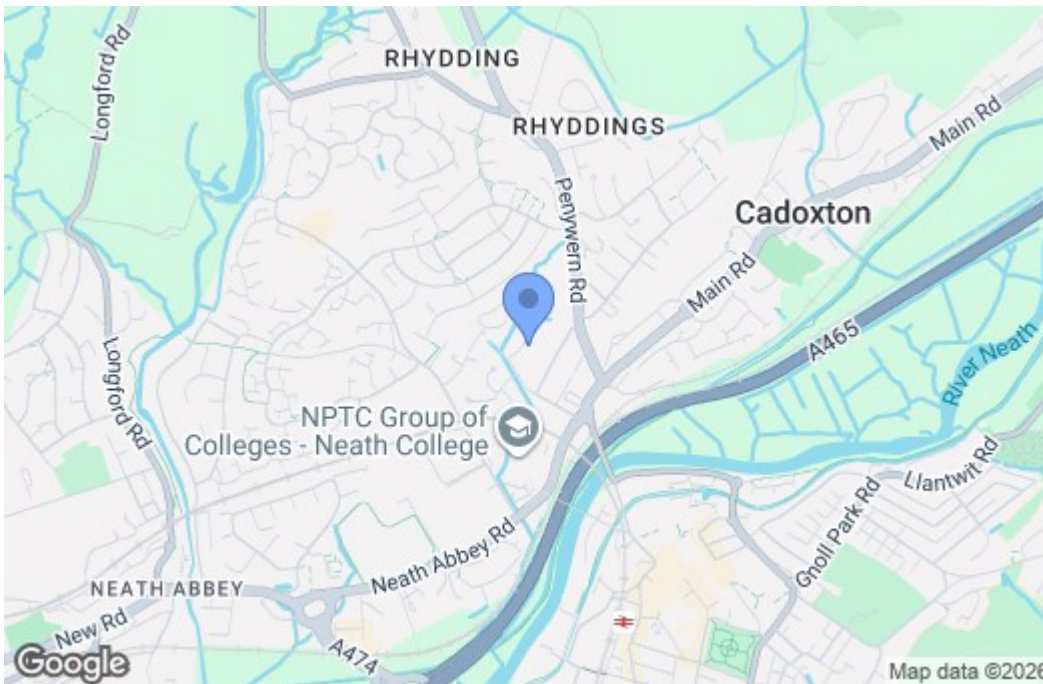
Virgin

Floor Plan

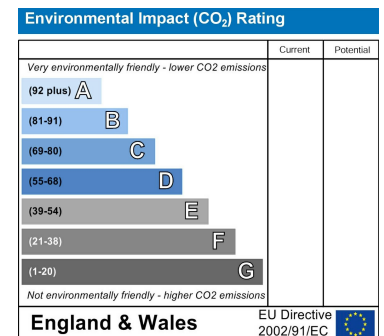
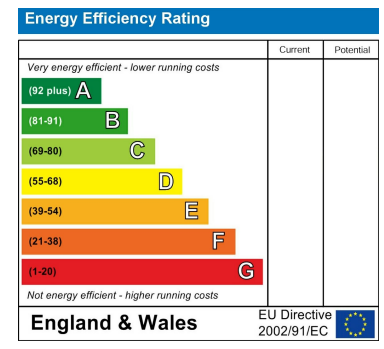


Total area: approx. 147.8 sq. metres (1591.4 sq. feet)

Area Map



Energy Efficiency Graph



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