



## Brynteg Lodge, 34 Lon Brynteg, Dwr y Felin Road,, Neath, SA10 7RY

Offers In The Region Of £165,000

An exceptionally attractive stone-fronted detached residence, presenting a rare and exciting opportunity for comprehensive modernisation and refinement. Brimming with charm and character, this delightful home offers an abundance of untapped potential, providing the perfect canvas for discerning purchasers to create a truly bespoke living environment tailored to their own tastes and lifestyle requirements.

Retaining many appealing features and an inherent sense of warmth, the property lends itself beautifully to thoughtful enhancement, with scope to significantly increase both its aesthetic appeal and overall value. The accommodation currently comprises two well-proportioned bedrooms and a conveniently positioned ground floor bathroom, offering a practical layout with excellent possibilities for reconfiguration or extension, subject to the necessary permissions.

This is a superb prospect for those seeking a characterful home with endless possibilities, combining period charm with the opportunity to craft a stunning and individual residence.

## Main Dwelling



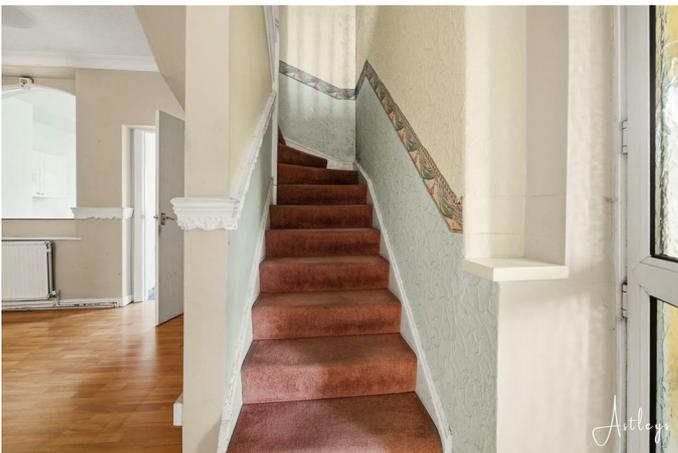
Enter via PVC door into:

**Hallway/Storage 13'98 x 3'51 (3.96m x 0.91m)**



With two windows to side and door into:

**Stairway**



**Lounge/Diner 20'26 x 12'04 widening to 16'21 (6.10m x 3.76m widening to 4.88m)**



With window to front, coved ceiling, storage cupboard and radiator.



**Kitchen 13'86 x 7'63 narrowing to 6'13 (3.96m x 2.13m narrowing to 1.83m)**



Fitted with base and wall units in white with coordinating work surfaces to include, stainless steel sink and drainer, electric oven and hob (not functional), cushioned flooring, space for fridge/freezer, two windows to rear, and door to rear garden.



**Bathroom 16'21 x 10'94 (4.88m x 3.05m)**



Fitted with three piece suite to include, low level wc, tiled flooring, panelled bath, pedestal wash hand basin, heated towel rail and window to side.

**Landing 5'54 x 9'92 (1.52m x 2.74m)**



With coved ceiling.

**Bedroom one 16'23 x 8'99 (4.88m x 2.44m)**



Double bedroom with a range of fitted wardrobes, two windows to front and radiator.



**Bedroom two 9'93 x 10'16 (2.74m x 3.05m)**



Double bedroom with coved ceiling, radiator and window to rear.



## Outside



Enclosed rear garden offering laid to lawn and step up onto patio area.



## Drone



### Agents Notes

Local Authority: Neath Port Talbot

Council Tax Band: C

Annual Price: £2,170

### Agents Notes

Conservation Area: No

Flood Risk

River : Very low

Seas : Very low

### Agents Notes

Mobile coverage:

EE

Vodafone

Three

O2

Broadband

Basic

13 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

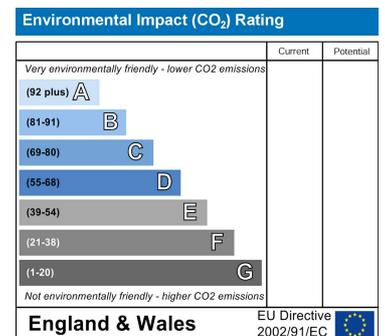
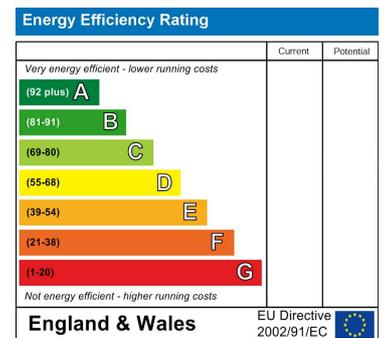
Virgin

## Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.