



5 Dol Werdd, Waunceirch, Neath, SA10 7QX

£205,000

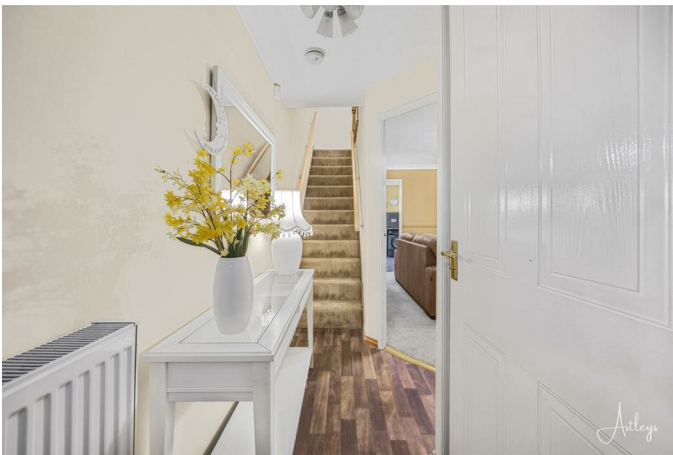
Situated in a quiet cul-de-sac location within the popular village of Bryncoch, this delightful semi-detached house offers a perfect blend of modern living and tranquil surroundings. Upon entering, you will find a spacious reception room that provides a comfortable space for relaxation and entertaining. The heart of the home is undoubtedly the modern fitted kitchen, which is both stylish and functional, catering to all your culinary needs. The property features three well-proportioned bedrooms, ensuring ample space for family members or guests. The contemporary shower room adds to the convenience of this lovely home. The location is particularly advantageous, with local schools and Neath Port Talbot College just a short distance away, making it an excellent choice for families with children.

**Front double glazed entrance door into:
Landing area 10'5" x 6'1" (3.18m x 1.85m)**



With access to roof space, double glazed window to side, built-in storage cupboard, built-in airing cupboard housing gas combination central heating boiler.

Entrance hallway 11'4" x 3'3" (3.45m x 0.99m)



With laminate flooring, radiator, stairs to first floor.

Cloakroom 5'2" x 2'8" (1.57m x 0.81m)



With 2 piece suite in white comprising w.c. and wash hand basin, heated towel rail, fully tiled walls and floor, double glazed window to front.

Living room 15'2" x 14'7" (4.62m x 4.45m)



With dark oak effect feature fireplace with fitted electric fire (not tested), double glazed window to front, radiator, dado rail and coved ceiling.



Kitchen 14'6" x 10'1" (4.42m x 3.07m)

FIRST FLOOR



Bedroom one 9'5" x 6'5" (2.87m x 1.96m)



"The kitchen is fitted with a range of shaker-style dark grey base and wall units, complemented by matching work surfaces. It includes a grey enamel sink with a drainer, a built-in electric oven, and a four-ring gas hob with an extractor canopy overhead. There is space allocated for a fridge/freezer and washing machine. The kitchen features a tiled floor, partially tiled walls, and a built-in storage cupboard. A radiator and space for a dining table make the area functional and inviting. Natural light floods the room through double-glazed French doors and a window to the rear, offering access to and views of the garden."

With double built-in wardrobe, double glazed window to rear, radiator.



Bedroom two 8'8" x 8'4" (2.64m x 2.54m)



With built-in wardrobes with sliding doors, double glazed window to front, radiator.



Bedroom three 9'5" x 6'5" (2.87m x 1.96m)



With laminate flooring, radiator, double glazed window to rear.

Shower room 5'9" x 5'4" (1.75m x 1.63m)



3 piece suite in white comprising shower cubicle, w.c., vanity sink, fully tiled walls, laminate flooring, double glazed window to front, heated towel rail.

Outside



Front garden area. Side driveway providing off-road parking leading to single attached garage. Enclosed level garden to the rear which comprises of paved patio, astroturf lawned area and is bordered by mature trees and shrubs.



DRONE PHOTOGRAPH



AGENTS NOTE

Council Tax

Band:

C

Annual Price:

£2,028 (min)

AGENTS NOTE

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

79 Mbps

Ultrafast

9000 Mbps

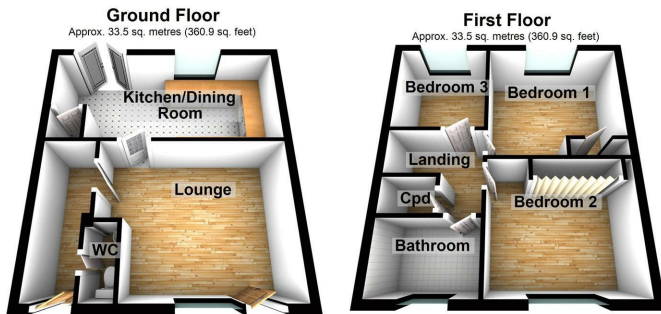
Satellite / Fibre TV Availability

BT

Sky

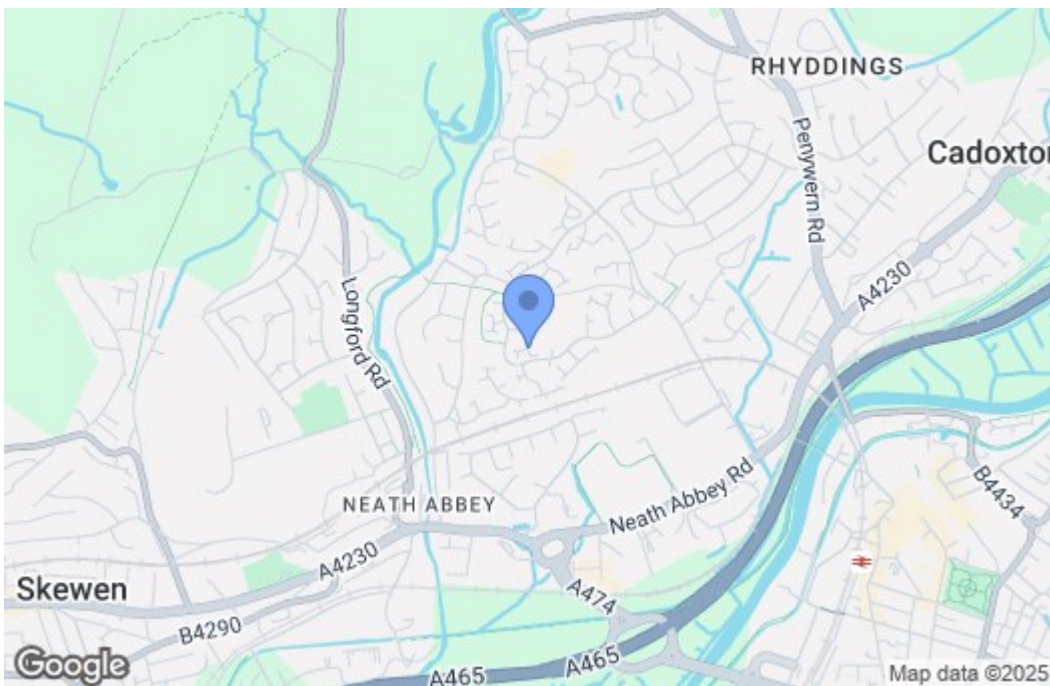
Virgin

Floor Plan

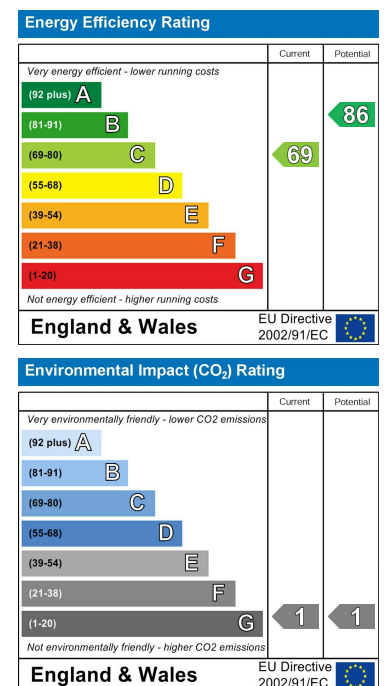


Total area: approx. 67.1 sq. metres (721.9 sq. feet)
Our floorplan measurements are not to be relied upon these are for brief layout only
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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