Welsh Auctions
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07971001940

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FOR SALE

123 Neath Road Bryncoch Neath SA10
Overs in the region of £115,950

We are pleased to offer this traditional 2 bedroomed cottage located in the sought after village of Bryncoch, Neath. SA10. Ready to move into and we're sure this lovely property won't be on the market for long.

This property would make an ideal first time purchase or an investment property for the rental market with properties in the area commanding around +£575pcm for this type of property. Full exterior and internal painting recently carried out.

As you enter the property through the main front door/porch, there is room for coat rails and shoe storage. The lounge area is open plan to the kitchen with a breakfast bar separating the two rooms.

The lounge area is approximately 20' x 11' and has a radiator and a number of double sockets including a TV point to the main wall. There is new laminated flooring to the lounge floor which flows through to the kitchen area.

The kitchen is approximately 10' x 10.6" with a number of newly fitted units and sink unit. Flooring to the kitchen is a laminate floor, which flows from the lounge area. Also a radiator to the wall.

In the passage between the bathroom and kitchen there is a small fully plumbed utility cupboard with room for a washing machine and tumble dryer and some storage.

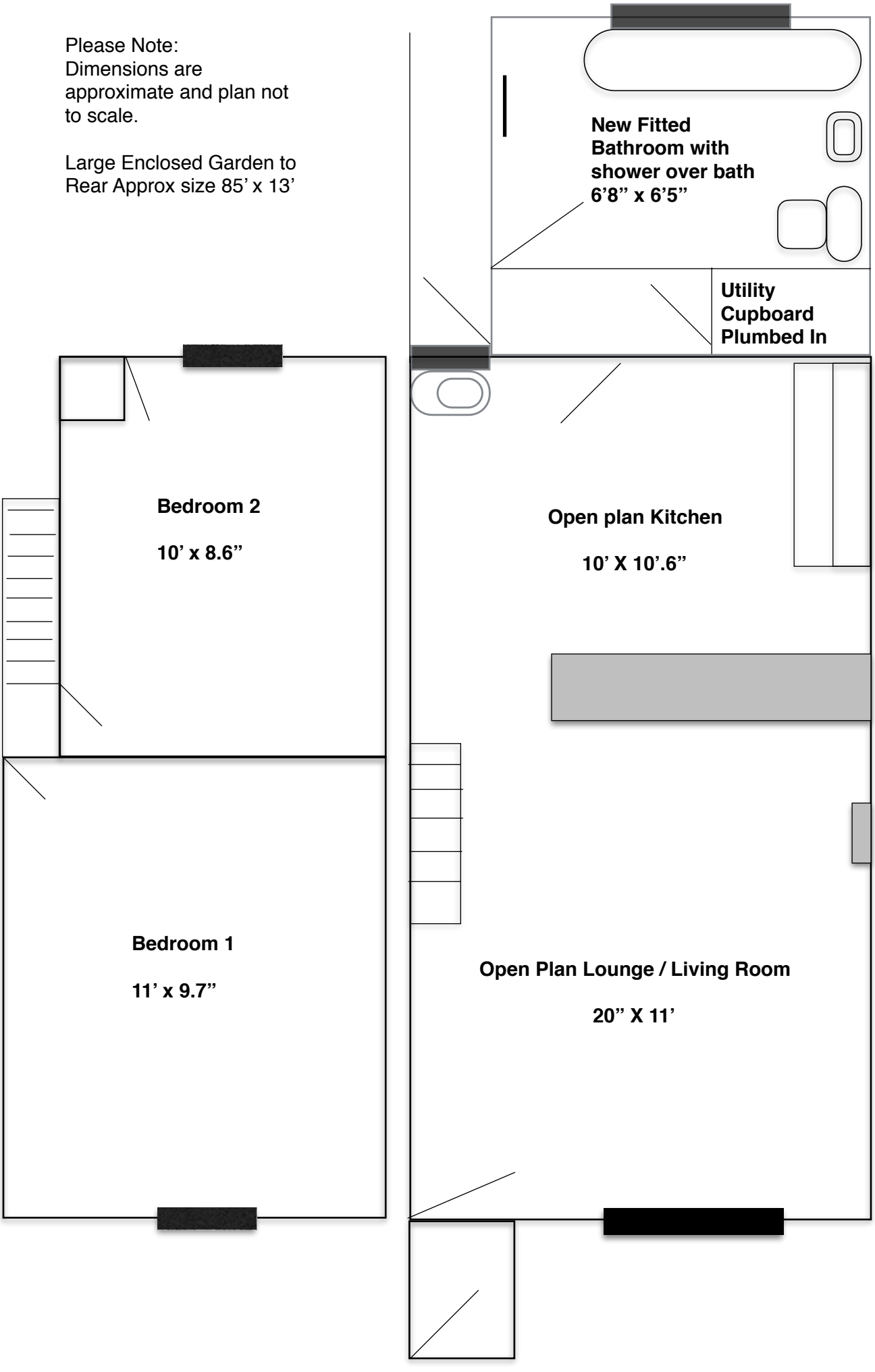
A lovely new bathroom which has been tastefully decorated in greys and white with wall tiles fitted around the bath, shower, shower screen and hand basin area with vinyl floor coverings to the bathroom and passage areas.

Carpeted open stairs off the lounge lead to the two generous sized bedrooms.
Bedroom 1, to the front of the cottage is approximately 11' x 9'7" and benefits from newly fitted carpets.

Bedroom 2, facing the rear of the house is slightly smaller and measures approximately 10' x 8'6" with newly fitted carpet. The central heating/water combi boiler is located in a ventilated airing / cupboard with a window overlooking the rear garden.

Please Note:
Dimensions are approximate and plan not to scale.

Large Enclosed Garden to Rear Approx size 85' x 13'



OUTSIDE

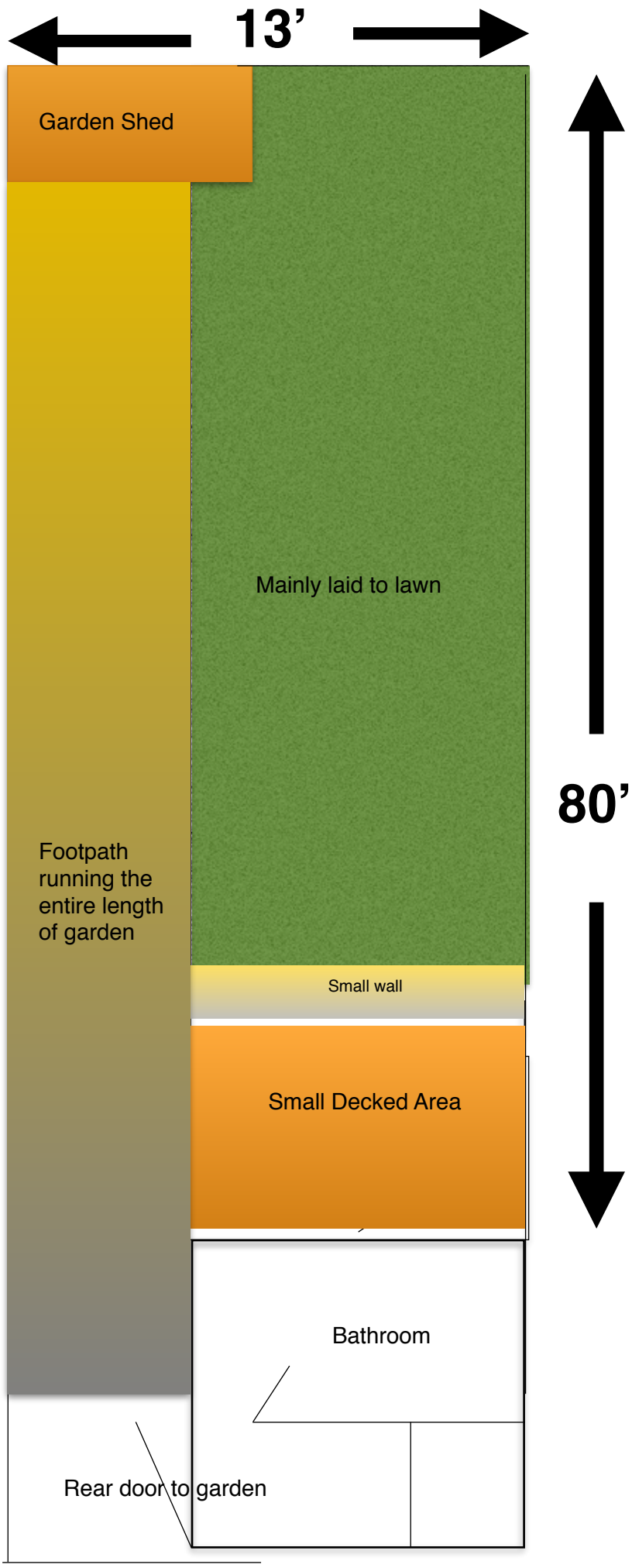
Large enclosed garden, mainly laid to lawn, with footpath running it's entire length.

At the top of the garden there is a garden shed, that needs a little attention.

Also, to the rear of the property, outside of the bathroom, there is a small decked area, which need some attention.

The size of the garden is approximately 80' x 13'

Please note:
The size is approximate and this plan is not to scale.



- U.Pvc windows and doors to the front and rear of the property
- Gas Central Heating
- Newly Fitted Bathroom with Shower over Bath
- Newly Fitted Kitchen Units
- Tastefully decorated throughout.
- Laminate Flooring to lounge and kitchen
- Carpeted open stairs
- Carpeted bedrooms
- Large enclosed rear garden
- Lovely first time buyer home or great as an investment for rental

Web: **www.welshauctions.co.uk**

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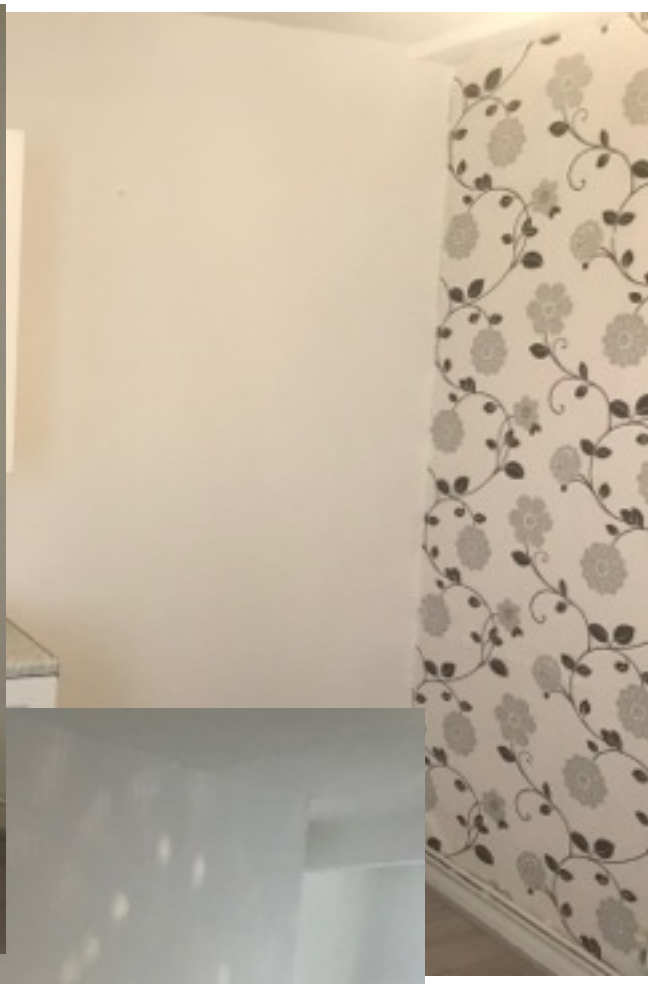

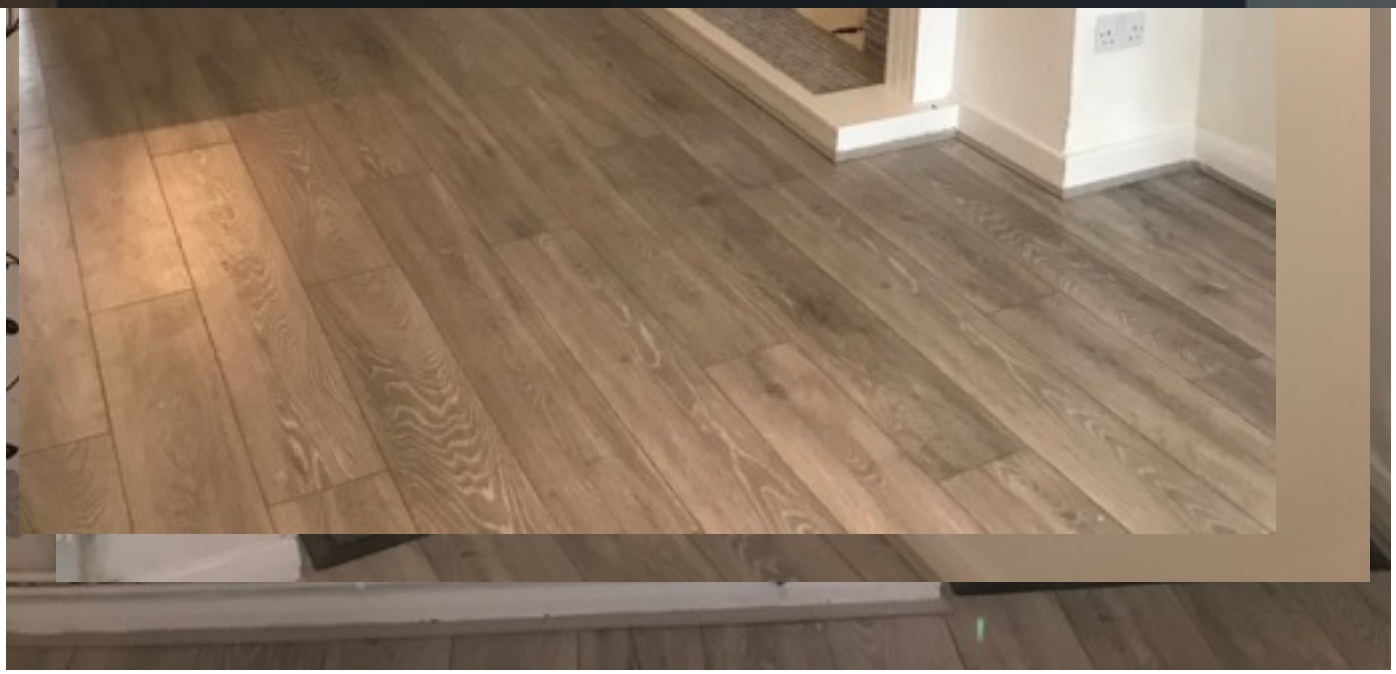

FRONT BEDROOM

Back Bedroom