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23 Brynhyfryd

Glynneath, Neath, Neath

Port Talbot, SA11 5BA



## 23 Brynhyfryd

Asking price **£185,000**

A lovingly maintained three bedroom semi detached family home situated within a quiet cul-de-sac in Glynneath with offroad parking and convenient commuter access to the A465.

A well maintained three bedroom semi detached family home

Situated on a quiet cul-de-sac within Glynneath

Driveway for offroad parking for one car

Convenient commuter access to the A465

Spacious open plan lounge/diner

Bathroom remodel completed approximately four years ago

Enclosed rear garden with outbuilding featuring power supply

Kitchen with integrated appliances and range cooker

Cloakroom to the ground floor

Viewings highly recommended









To the front of the property, the garden is made up of half a concrete laid driveway and half lawn with bordering mature shrubs, trees and bushes to the front and side. Access is provided to the rear garden via a wrought iron gate and the property is entered via a composite front door.

Upon entering the property, the entrance hallway provides access to the cloakroom, reception room and kitchen. The cloakroom comprises of a matching two piece suite comprising of a low level W/C and wall hung wash hand basin. There is an obscure glazed window to the side of the property and the Worcester combination boiler is also housed within the room.

There are tiles to the walls and floor with a mosaic border tile at half height around the wall.

The spacious reception room features a cream carpet laid to the floor that flows through from the lounge to the dining area.

There is a UPVC window overlooking the front garden and large sliding patio doors to the rear that allow light to enter the space.

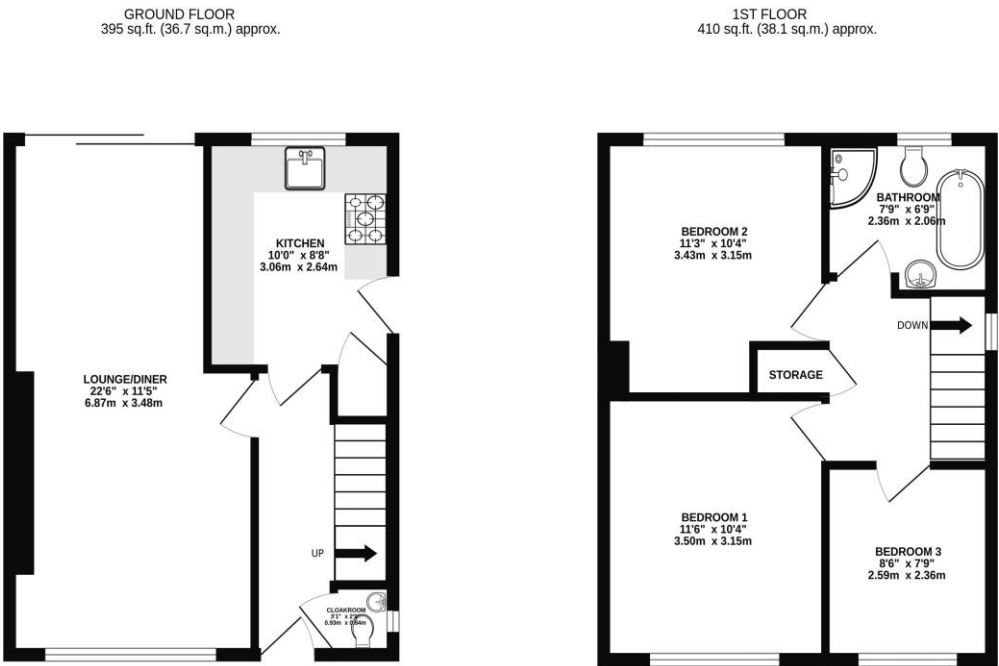
To the lounge area there is a gas fireplace with black hearth and surround and white mantlepiece above. The kitchen benefits from a range of matching base, larder and wall mounted units that feature a black quartz worksurface over.

The kitchen benefits from integrated fridge and freezer, wine cooler and space for a washing machine and range cooker. There is a Belfast sink with mixer tap below a large UPVC window overlooking the rear garden. The kitchen also features spotlighting on the plinths and under the wall hung cabinets which a white tiles to the walls surrounding the area. The kitchen also provides access to under the stairs storage and has slate effect tiles laid to the floor.

To the first floor, the spacious carpeted landing provides access to three bedrooms, family bathroom and a storage cupboard. Bedrooms one and three are located at the front of the property and have UPVC windows overlooking the front garden. Bedroom two is located at the rear of the property and features a UPVC window overlooking the rear garden. All bedrooms have matching cream carpet laid to the floor. Bedrooms one and two are generously sized double rooms with bedroom three being a good sized single room.

The family bathroom features a matching four piece suite comprising of a corner shower cubicle, free standing bath, full pedestal wash hand basin and low level W/C. The bathroom benefits from tiles laid to the floor and walls with an effective patterned feature tile behind the bath. There is an obscure glazed window to the rear and a stainless steel effect heated towel rail.

To the rear of the property, the enclosed garden is made up of two tiers. The first tier benefits from a large patio area with a brick built outbuilding with power supply. The garden also features an external tap and fitted washing line. The second tier is accessed via a set of steps and benefits from lawned and gravel areas with a raised flower border which features a range of mature plants, bushes, and trees.



TOTAL FLOOR AREA: 805 sq.ft. (74.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

SATNAV USERS: SA11 5BA

## Tenure

Freehold

## Services

All mains services

Council Tax Band C

EPC Rating N/A

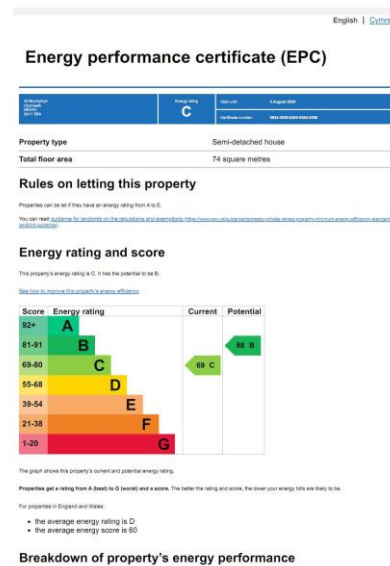
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