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1 Bryncatwg  
Cadoxton  
Neath  
SA10 8BG



# 1 Bryncatwg

Asking price **£315,000**

Positioned on the periphery of a sought after development within Cadoxton, surrounded by luscious greenery, is this immaculately presented three bedroom detached family home.

An immaculately presented detached family home

Positioned on a sought after development within Cadoxton

Within walking distance to local village amenities and reputable schools

Neighbouring a children's play park and accessible countryside walks

Refurbished to a high standard by the current vendor

Available to purchase with no ongoing chain

Two reception rooms, cloakroom plus large kitchen/breakfast room to the ground floor

Three bedrooms plus family bathroom to the first floor

Driveway off road parking for two vehicles









The property is entered via a modern composite and glazed panel door into a bright and spacious entrance hallway, offering tiled flooring throughout. The hallway extends through to the centre of the property, with a fixed staircase rising to the first floor accommodation, open understairs storage area and solid wood doors leading to two reception rooms, a cloakroom and the kitchen/breakfast room.

The first of the two reception rooms is accessed off the hallway to the left hand side. Previously a garage, the room has been converted into a reception space, offering a window to the front, tiled flooring throughout and a full UPVC door to the rear providing access into the garden.

The second reception room is the generous sized lounge located to the front of the property and has laminate wood flooring fitted. The room is flooded with natural light from two large windows to both the front and side elevations.

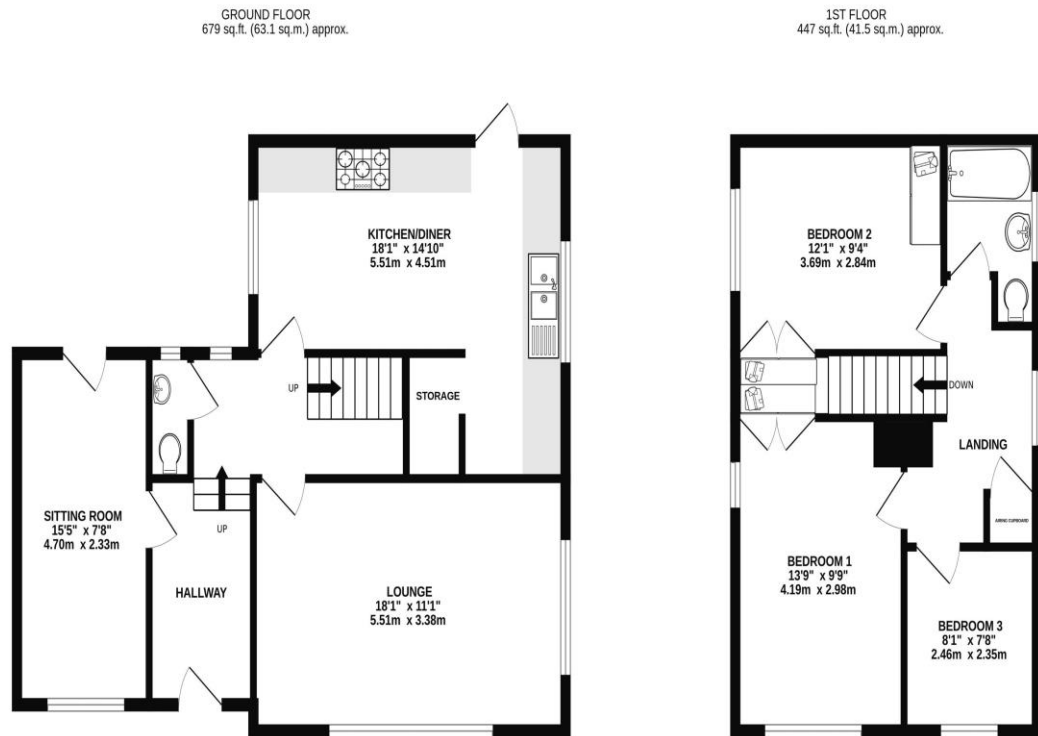
To the rear of the property, the impressive sized kitchen/breakfast has been fitted with a matching range of base, larder and wall mounted units, with a real wood butchers block worksurface over. It offers an abundance of storage, provides space for a free standing fridge freezer, dishwasher and washing machine, features a large stove cooker with gab hobs and a contemporary extractor hood over and has a ceramic sink unit positioned below a side window.

There is a continuation of the same tiled flooring as the hallway, two large windows to either side of the room, access to a useful understairs storage cupboard and a door to the rear providing access to the rear garden. To the first floor the landing gives access to all three bedrooms, a useful airing storage cupboard and the family bathroom.

The staircase, landing and all bedrooms feature fitted carpet flooring and each bedroom offers built in wardrobe storage and windows. Bedrooms one and two are large double bedrooms and the third is a well proportioned single bedroom.

The shared bathroom has been fitted with a contemporary three piece suite comprising; L - shaped panel bath with over bath mains powered rainfall shower, vanity wash hand basin with cupboard storage below and the low level WC. There is full tiling to both the floor and walls, a wall mounted chrome heated towel rail and an obscure glazed window to the side.

Outside to the front the property is approached via a brick pavia driveway, offering off road parking for two vehicles with an area laid to lawn at the side, bordered by mature shrubs and a half height wall. To the rear, an enclosed level low maintenance garden has been mainly laid to brick pavia with a raised border, ideal for planting.



**TOTAL FLOOR AREA: 1126 sq.ft. (104.6 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

SAT NAV users SA10 8BG

## Tenure

Freehold

## Services

All main services and metered.

Council Tax Band E

EPC Rating C

Viewing strictly by  
appointment through  
Herbert R Thomas

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**hrt** Est. 1926 **RICS**

5/20, 1:05 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
1 Brynmawr 44.2m SA10 8BG	Energy rating <b>C</b>	Valid until: 30 March 2023
Certificate number: 6817-7027-0005-1768-0276		
Property type: Detached house		
Total floor area: 111 square metres		

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>

**Energy rating and score**

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 50

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



