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26 Daphne Road
Bryncoch
SA10 8DP

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Asking price **£235,000**

Situated in the highly sought after area of The Rhyddings, Bryncoch, is this very well maintained three bedroom detached bungalow, for sale with no ongoing chain

New to market with no ongoing chain

A very maintained three bedroom detached bungalow

Situated within a highly sought after of The Rhyddings, Bryncoch

In need of some cosmetic updating

Partial UPVC double glazing

Modern fitted gas combination boiler

Contemporary fitted shower room

Good sized front and rear gardens

Driveway off road parking plus garage

Viewings highly recommend

Freehold will be purchased by existing vendors



Located on Daphne Road within the highly sought after area of The Rhyddings, is this very well maintained three bedroom detached bungalow. New to the market with no ongoing chain, the property offers good sized accommodation throughout along with driveway off road parking, garage and generous front and rear gardens.

The property is entered via an aluminium and glazed panel door into a useful porch area, with a further wooden and obscure glazed door leading into the lounge. The light and spacious lounge has two doorways leading off to the kitchen and bedroom accommodation, along with an ornate gas feature fireplace and large window to front. The kitchen has been fitted with a matching range of base and wall mounted units, with a light laminated worksurface over.

There is space within the kitchen for a free standing fridge/freezer, cooker and washing machine. The kitchen further benefits from windows to two aspects, a pedestrian door providing access to the side of the property, a stainless steel sink unit and splashback tiling.

To the rear of the property are three well proportioned bedrooms, a large airing storage cupboard currently housing the modern gas combination boiler and shower room.

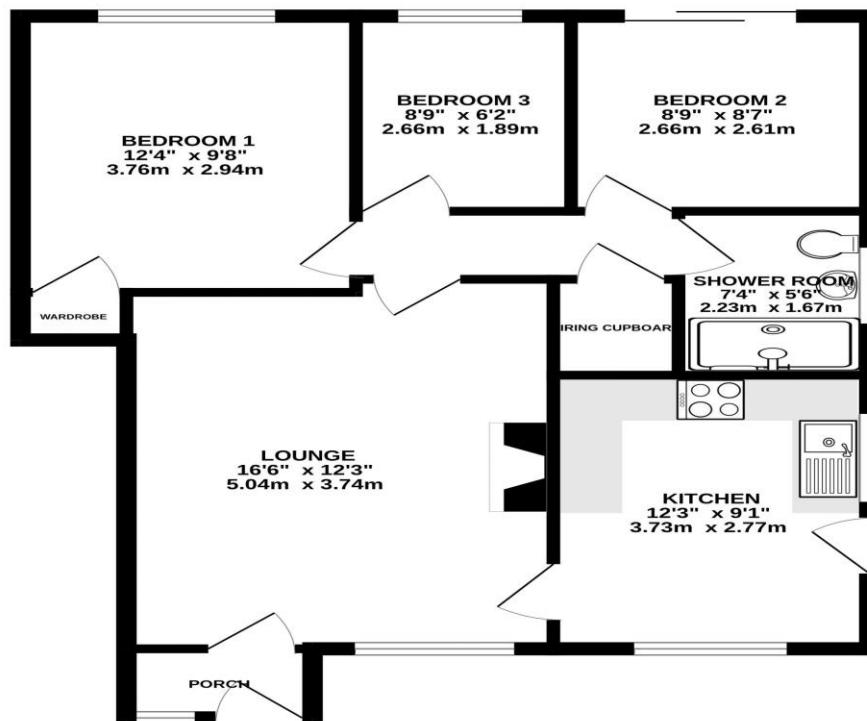
Bedroom one is a good sized double bedroom with a window to the rear and has access to a built in storage cupboard

Bedroom two is a comfortable double bedroom with UPVC sliding patio doors providing access to the rear and bedroom three is a single bedroom with window to rear.

The shower room has been fitted with a contemporary white three piece suite comprising: low level WC, pedestal wash hand basin and a large double shower cubicle with an electric shower fitted and glazed shower screen.

Outside to the front of the property is a good sized garden, laid mainly to lawn with a driveway to one side offering off road parking ahead of a single garage. To the rear of the property is a level and private garden, with a paving patio area and lawn. Access to the garage can be achieved via a pedestrian door from the garden.

GROUND FLOOR
658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 658 sq.ft. (61.2 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. On no account should dimensions be used for legal purposes. Prospective buyers must satisfy themselves as to the accuracy of these measurements. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.

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Directions

SAT NAV USERS SA0 8DP

Tenure

Leasehold - will be purchased by existing vendors

Services

All Mains Services

Council Tax Band D

EPC Rating tbc

Viewing strictly by appointment through Herbert R Thomas

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Energy performance certificate (EPC)

26 Castle Road Neath SA11 1EH 50.071859	Energy rating C	Valid until 20 March 2023
Certificate number: 0161-0971-0976-0937-7986		

Property type

Detached bungalow

Total floor area

69 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/thresholds-for-letting-homes-with-energy-efficiency-ratings-and-when-different-exceptions-apply>)

Energy efficiency rating for this property

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

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

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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.