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herbert r thomas

14 Linden Close

Bryncoch

Neath  
SA10 7UW

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## 14 Linden Close

Asking price **£265,000**

A well presented three bedroom Dormer Bungalow, situated in a quiet Cu-De-Sac of Linden Close in Bryncoch. Closes to local amenities and a short distance to Neath Town Centre.

Detached Dormer Bungalow

Situated in a quiet Cul-De-Sac in Bryncoch

Short distance to Neath Town Centre

Three Bedrooms

Ground floor WC

Family Bathroom

Garage

Viewings Highly Recommended



As you enter the property via a UPVC double glazed door you come to a spacious entrance hallway, with radiator, la Teaco wood effect flooring.

Door to kitchen reception room bedroom three and ground floor WC.

Bedroom Three (3.21 x 3.03) double glazed window to front, radiator and fitted carpet.

Ground floor WC (2.65 x 0.88) double glazed window to side comprising a two-piece suite, low-level WC, pedestal wash hand basin with tiled splash-back and vinyl flooring.

Reception Room (4.83 x 3.57) UPVC double glazed window to rear, electric fire with surround, double doors to kitchen diner, radiator and fitted carpet.

Kitchen/ Diner 6.36 x 3.60) UPVC double glazed window and door to side, double glazed window to rear, radiator, fitted with a matching range of base and eyelevel units with Island, Belfast sink with mixer tap with granite worktop over, space for gas range master cooker, integrated fridge freezer and untitled flooring.

First floor landing providing access to attic space double glazed window to side, doors to 2 bedrooms bathroom and airing cupboard.

Bedroom One to the rear of the property (3.91 x 4.00) double glazed window looking onto an enclosed garden, built in storage cupboard, radiator and fitted carpet.

Bedroom Two (4.02 x 3.01) double glazed window to front, radiator and fitted carpet.

Bathroom (2.72 x 2.72) double glazed window to side, comprising a four piece suite shower cubicle with mixer shower, corner bath with mixer tap and shower head over close coupled WC, wall mounted wash hand basin with mixer tap, towel rail style radiator, tiled walls and Vinyl flooring.

Externally The property benefits from an enclosed rear garden mainly laid to lawn, with raised decked area and patio area, side access, property benefits from front garden mainly laid to lawn and boarded by shrubs. Integral garage with up and over door.







## Directions

SAT NAV USERS SA10 7UW

## Tenure

Freehold

## Services

All Mains Services

Council Tax Band E

EPC Rating D

Viewing strictly by  
appointment through  
Herbert R Thomas

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**hrt** Est. 1926

**RICS**

## Energy performance certificate (EPC)

14 Linden Close NEATH SA10 7UW	Energy rating <b>D</b>	Valid until: 31 May 2022 Certificate Number: 0903-2889-4263-9992-8511
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**Property type**  
Detached bungalow

**Total floor area**  
107 square metres

### Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the requirements and exemptions](https://www.gov.uk/government/guidance/landlords-on-the-requirements-and-exemptions) <https://www.gov.uk/government/guidance/landlords-on-the-requirements-and-exemptions>.

### Energy efficiency rating for this property

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

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

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.