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23 Furzeland Drive
Bryncoch, Neath, Neath Port
Talbot, SA10 7UF

23 Furzeland Drive

Offers In Excess of £245,000

An extremely well presented two/three bedroom dormer bungalow, situated within a quiet residential area in the sought after Bryncoch village.

Available to purchase with no ongoing chain

Situated within the sought after village of Bryncoch

Positioned on a quiet level residential development

Within walking distance to local reputable schools and amenities

Two/three bedrooms and modern fitted kitchen

Ground floor bathroom with separate toilet

Vast amount of internal and external renovation work carried out in 2022

Large level private enclosed rear garden

Ample off road parking

Attached single garage





Situated within a quiet residential area in the highly regarded Bryncoch area of Neath, is this extremely well presented two/three bedroom detached dormer bungalow.

The property is entered via a UPVC and glazed panel door into a light and inviting entrance hallway, with fitted carpet throughout and to the stairs, a useful understairs storage area and doorways leading to the lounge, dining room/third bedroom, kitchen, toilet, bathroom and cloaks storage cupboard.

The lounge is located to the front of the property with a large UPVC window to the front, flooding the room with natural light. There is fitted carpet to the floor, coving to the ceiling and a modern fitted electric feature fireplace with a bespoke sandstone surround to one wall.

The dining room/bedroom three is a good sized room that could comfortably house a double bed and bedroom furniture. It has a continuation of fitted carpet, coving to ceiling and a large UPVC window to the front.

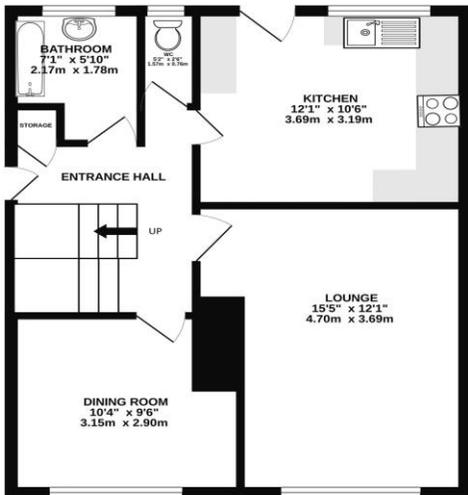
The recently upgraded kitchen is located to the rear of the property. It has been fitted with a matching range of modern cream coloured base and wall mounted units, with a wood effect laminated work surface over. There is space within the kitchen for a free standing fridge/freezer and one appliance. There is a breakfast bar area to one side of the room, with a tall larder style unit by the rear door. The kitchen further benefits from a fitted four burner electric hob, integrated electric oven, recessed ceiling spotlights, wood effect cushioned vinyl flooring and a UPVC window to the rear, enjoying views over the garden.

The family bathroom has been fitted with a white two piece comprising; panel bath with over bath fitted shower and a vanity wash hand basin with cupboard storage below. The room features full height tiling to the bath area, tiled flooring, wall mounted chrome heated towel rail and an obscure glazed window to the rear. The separate WC has a continuation of the same tiled flooring as the bathroom, with an obscured glazed window to the rear.

To the first floor, a small landing area gives access to the two double sized bedrooms and a generous airing storage cupboard currently housing a modern fitted gas combination boiler and giving access to eaves storage. Bedroom one is located to the rear of the property. The room features a recently laid fitted carpet, fitted wardrobe storage, access to eaves storage and a large UPVC window to the rear. Bedroom two is located to the front of the property and features fitted carpet and a UPVC window to the front.

Outside the property proudly sits on a generous sized plot benefitting from a front lawned garden with a mature corner hedge. Alongside the lawned garden is the driveway, offering off road parking for several vehicles ahead of the attached single garage. The garage has a traditional up and over garage door and benefits from a new roof (replaced 2019), a UPVC window to the side (added 2022), power and lighting. A tall wood side access gate to one side provides access to the large, fully enclosed level rear garden. The garden offers a good sized patio and lawned areas. A concrete pathway to side of the garden leads to the rear boundary, enclosed by feather edge wood fencing and backs onto woodland.

GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA: 804 sq.ft. (74.7 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 owners, agents and exhibitors/shops have not been traced and no enquiries





Directions

Sat Nav Users SA10 7UF

Tenure

Freehold

Services

All Mains Services

Council Tax Band D

EPC Rating D

Viewing strictly by appointment through
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Energy performance certificate (EPC)

Current rating D	Energy class D	Valid until 14 May 2021
Certificate number 1011-1234-1010-0000		Supplier 1011-1234-1010-0000

Property type
Detached bungalow

Total floor area
75 square metres

Rules on letting this property

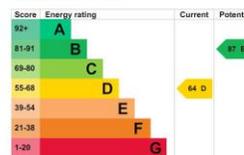
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the requirements and exemptions that allow you to let a property with a lower energy rating](#).

Energy rating and score

The property's energy rating is D. 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 60

Breakdown of 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.

