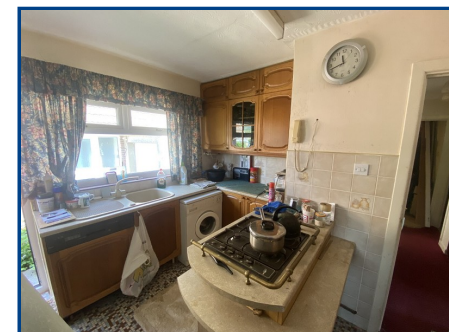


**Elias Drive
Bryncoch
Neath
Neath Port Talbot.**

Price **£275,000**



- **DETACHED 4 BEDROOM PROPERTY**
- **SOUGHT AFTER LOCATION**
- **CORNER PLOT**
- **OFF ROAD PARKING & GARAGE**
- **SOLD WITH NO CHAIN**
- **SOME REFURBISHMENT REQUIRED**
- **2 RECEPTION ROOMS**



General Description

SOUGHT AFTER LOCATION We're delighted to offer for sale this 4 bedroom detached property located in the sought after location of Bryncoch. Elias Drive is set on a corner plot. The property is sold with no chain and some modernisation is required. Viewing's Highly Recommended.

EPC Rating: E49

Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01639 646 926**

Email: **neath@ctf-uk.com**

Web: **www.ctf-uk.com**

Property Description

SOUGHT AFTER LOCATION We're delighted to offer for sale this 4 bedroom detached property located in the sought after location of Bryncoch. Elias Drive is set on a corner plot which offers a side garden which wraps around the property, accommodation comprises of lounge, dining room, kitchen, bathroom and 2 bedrooms to ground floor with a further 2 bedrooms to first floor. Externally there is a garage and off road parking to the front with side garden which is mainly laid to lawn with gated side access and enclosed rear garden with patio and raised lawn area. The property is located in the popular area of Bryncoch with local amenities close by, playground within walking distance to the property. Easy access to the A465 and M4 Corridor, good bus links into Neath town centre. The property is sold with no chain and some modernisation is required. Viewing's Highly Recommended.

Entrance

Enter via double glazed door to front, through to an inner door

Entrance Hall

Stairs to first floor, radiator, coving to ceiling, doors leading to;

Lounge (17' 8" x 11' 11") or (5.38m x 3.63m)

Double glazed windows to side and rear, coving to ceiling, radiator, electric fire place with wooden surround, door leading into;

Dining Room (10' 10" x 8' 11") or (3.30m x 2.72m)

Double glazed window to rear, radiator, coving to ceiling.

Kitchen (10' 11" x 9' 1") or (3.32m x 2.78m)

Range of wall and base units with work tops over, double glazed window to rear, double glazed door to rear, tiled flooring, part tiled walls, sink unit, 4 ring gas hob, integrated oven and grill, integrated dishwasher, space for fridge freezer, gas combi boiler.

Bathroom (7' 11" x 7' 5") or (2.41m x 2.25m)

Frosted double glazed window to side, panelled bath with shower over, w.c, pedestal wash hand basin, radiator, tiled walls.

Bedroom 4 (10' 11" x 8' 10") or (3.33m x 2.70m)

Double glazed window to side, radiator, coving to ceiling.

Bedroom 3 (12' 7" x 11' 11") or (3.83m x 3.62m)

Double glazed window to front, radiator, coving to ceiling.

1st Floor Landing

Gallery landing, under eaves storage plus storage cupboard, doors leading to,

Bedroom 2 (12' 9" x 10' 10") or (3.88m x 3.30m)

Double glazed window to side, radiator, under eaves storage, radiator.

Bedroom 1 (17' 9" x 10' 10") or (5.41m x 3.31m)

Double glazed window to side, storage cupboard, radiator.

Externally.

To Front; there is a double garage to front with off road parking for 2 vehicles, laid to lawn to front with mature tree, pathway leading to front entrance.

To Side; there are mature hedge which wraps around the corner plot for privacy, laid to lawn, gated side access to leading to garden.

To Rear; Enclosed garden with patio area with out buildings for storage with outdoor w.c, steps leading to an elevated lawn area.

Services

Mains electricity, mains gas, mains water, mains drainage

Tenure

Freehold

