



Princess Drive, £440,000

- Immaculate Family Home
- Double Garage
- Quaint, Cul-De-Sac Setting
- Modern Fitted Kitchen & Utility Room
- Multiple Reception Spaces
- EPC Rating: C



 4  2  2



About the property

The PERFECT Family Home! Nestled into a quaint cul-de-sac setting in Bryncoch, Neath on a bespoke modern development providing excellent access for attendance to well renowned local schools including Waunceirch/Blaenhonddan Primary, Dwr Y Felin Comprehensive and Neath College! Also well situated for commuting routes such as the A465 & M4 corridor alongside public transport from frequently running buses or a main line train station within Neath Town Centre!

The home is approached through a front garden, laid with lawn, and paved driveway for multiple vehicles leading toward the double garage. Side access is available through to a low maintenance and paved rear garden, split across two shallow tiers with glass balustrades and a Koi Carp Pond!

Internally, the property comprises of a light & airy entrance hallway, with stairs to the landing featuring a further set of glass balustrades and doors through to a cloakroom, the kitchen, a snug/study, and the lounge, with a sliding patio door & log burner. The home boasts a spacious, modern fitted kitchen which leads through to a separate utility space, dining room and conservatory. The first-floor houses two double bedrooms to the rear with a beautiful three-piece family bathroom, master bedroom with shower room en-suite and 'guest room' (bedroom four) with an en-suite w.c and hand wash basin.

Internal viewings are highly recommended to truly appreciate this lovely home!





Accommodation

Entrance Hall

Cloakroom

Study- 11' 2" x 8' 2" (3.40m x 2.49m)

Lounge- 17' 9" x 11' Into Recess (5.41m x 3.35m Into Recess)

Kitchen- 10' 4" x 9' 7" (3.15m x 2.92m)

Utility Room- 6' 8" x 5' 1" (2.03m x 1.55m)

Dining Room- 10' 4" x 9' 8" Max (3.15m x 2.95m Max)

Conservatory- 7' 2" x 11' 1" (2.18m x 3.38m)

Landing

Bedroom One- 11' 1" x 11' 7" (3.38m x 3.53m)

En-Suite

Bedroom Two- 10' 4" x 9' 8" (3.15m x 2.95m)

Bedroom Three- 9' 8" x 11' 1" (2.95m x 3.38m)

Bedroom Four- 11' 2" x 7' 9" (3.40m x 2.36m)

En-Suite W.C

Bathroom

Front & Rear Garden

Double Garage & Driveway

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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