



## Bryncoed Farm offers over £375,000

- Jaw Dropping Views
- No On Going Chain
- Picturesque Semi-Rural Location
- Balcony From First Floor Landing
- Sizable Driveway & Garage
- EPC Rating: D



 3  2  2





## About the property

A deceptively spacious and gorgeously presented ideal family home nestled into the outskirts of Crynant, Neath now available for sale with no on going chain! Boasting excellent links to Ystradgynlais, Crynant and Neath Town Centre for use of their local amenities including public transport via bus or train and commuting routes through the A465 & M4 corridor.

The home is approached through a gated driveway with ample parking for multiple vehicles. The gardens wrap around the home and vary in presentation with spacious lawns, mature shrubbery & hedge lines, a summerhouse resting on decking, bee hives and chicken runs!

Entrance to the home is through patio doors to the front & rear or into the entrance hallway, leading through to a ground floor shower room, integrated garage or the living space. An open plan lounge diner boasts pitched high ceilings and stairs leading up to the gallery landing with a door through to a modern fitted kitchen.

The first floor houses all three double bedrooms and a further family bathroom. An exit leads out to a spacious balcony, best used to appreciate the land & hillside views to the front! Internal viewings are strongly recommended to truly appreciate this lovely home!







# Accommodation

Entrance Hallway

Ground Floor Shower Room

Dining Area

10' 7" x 10' 7" ( 3.23m x 3.23m )

Kitchen

13' 6" x 11' 6" ( 4.11m x 3.51m )

Lounge Area

24' 7" x 11' 2" ( 7.49m x 3.40m )

Gallery Landing

Bedroom One

11' 7" Plus Wardrobes x 11' 9" Max ( 3.53m Plus Wardrobes x 3.58m Max )

Bedroom Two

11' 8" x 10' 7" ( 3.56m x 3.23m )

Bedroom Three

8' 5" x 9' 7" ( 2.57m x 2.92m )

Bathroom

Balcony

Garage

15' 6" max x 17' 4" max ( 4.72m max x 5.28m max )

Driveway & Front Garden

Rear Garden

## Floorplan



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