

## 46 Heol Glynderwen

## £290,000

An immaculately presented modern detached house situated in a highly sought after residential area within walking distance of Neath Town Centre, local schools and to all local amenities.

Modern Detached four bedroom house

Immaculately Presented

Located in the highly sought after area of Waunceirch

Kitchen/breakfast area

Conservatory

Master Bedroom with Ensuite

Family bathroom

Viewings highly recommended









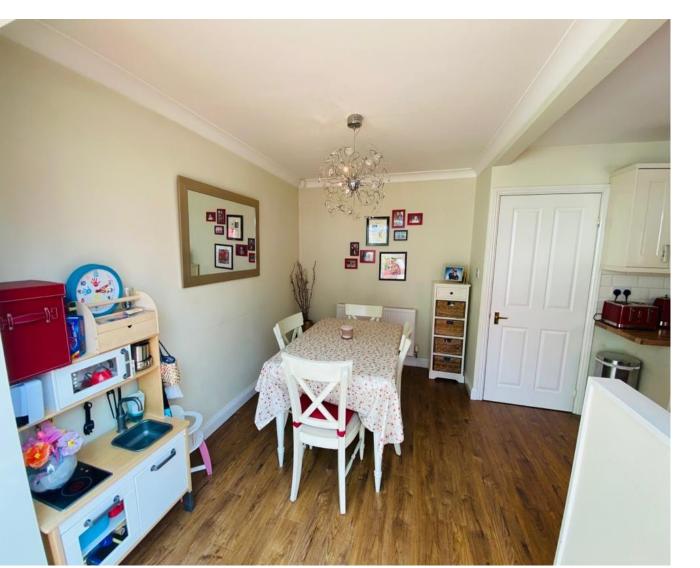
As you enter the property via a double glaze door your greeted by a spacious entrance hallway, providing access to the kitchen, main living room and staircase to 1st floor.

The lounge situated at the front of the property( 4.43 x 3.38 ) with UPVC double glazed bay window to front, gas fire with surround and hearth, two radiators and fitted carpet.

Kitchen/Diner measured at the largest points.(5 .78 x 3.35) UPVC double glazed window looking onto an enclosed garden, archway to

conservatory comprising a matching range of base and eyelevel units, integrated gas hob and electric oven with extractor over and glass splash back integrated stainless steel sink with mixer tap space for fridge freezer, sliding doors to utility room.

Utility room (1.76 x 1.60) double glazed door to rear space for white goods with worktop over, tiled splash back storage cupboards tiled flooring door to ground floor WC. Ground floor WC (1.63 x 0.83 )UPVC double glazed frosted window to side comprising a two-piece suite



close coupled WC wall mounted corner wash hand basin tiled splash back radiator and tiled flooring.

Conservatory (3.30 x 3.13) UPVC double glaze conservatory with double doors leading to enclosed garden, glass roof ,lighting, radiator and laminate flooring.

First floor landing providing access to 4 bedrooms, airing cupboard, family bathroom and attic , double glazed window to side radiator fitted carpet.

The master bedroom (4.00 x 3.41) UPVC double glazed window to front enjoying far-reaching views radiator and fitted carpet with daughter en-suite. En suite shower room (2.02 x 1.07) extending a further 0.77. to incorporate the shower cubicle. Comprising a three-piece suite,WC and wash hand basin housed on a vanity unit shower cubicle with mixer shower, part tiled walls and tiled effect vinyl flooring.

Bedroom Two positioned at the rear of the property( 3.90 x 2.62) UPVC double glazed window to rear, radiator and fitted carpet.

Bedroom Three positioned at the rear (2.75 x 2.35) double glazed window , radiator and fitted carpet.

Bedroom Four located to the rear(2.76 x 2.38) double glazed window, radiator and fitted carpet. Family bathroom comprising a three-piece suite 2.06 x 2.0 3UPVC double glazed frosted window to front panel bath with mixer shower over close coupled WC, pedestal wash hand basin, radiator and tiled affect Vinyl flooring.

Externally The property benefits from a driveway and garage. To the rear the garden is mainly laid to lawn, with a paved patio area.



## <text>

Directions

Tenure Freehold

Services All Mains Services Council Tax Band E EPC Rating

For Sat Nav Users the Postcode is SA10 7RS

Viewing strictly by appointment through Herbert R Thomas

hrt.uk.com

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