Payton Jewell Caines



54 Cae Morfa, Neath - SA10 6EH

Neath

Offers in Region of £350,000







54 Cae Morfa

Neath

Welcome to this four bedroom detached house, perfectly positioned in a sought after location and ideal for families or those needing extra space. Step inside to find a bright and welcoming hallway leading to a spacious kitchen diner, complete with a handy utility area, perfect for busy mornings or entertaining friends. There's also a generous sun room, offering a lovely spot to relax whatever the weather. The ground floor includes a convenient downstairs WC, while upstairs you'll find four well proportioned bedrooms, a modern family bathroom and en suite to the main bedroom. The house benefits from solar panels (helping to keep those energy bills down), and there's off road parking for three vehicles plus a garage with battery storage. With its practical layout and contemporary finish, this home offers comfort, flexibility and a great lifestyle in a popular neighbourhood. Don't miss your chance to view – it's ready for you to move in and make your own.

- Four bedroom detached house
- Sought after location
- Off road parking for 3 vehicles and garage
- Kitchen / diner with utility
- Sun room
- Downstairs WC, family bathroom and en suite
- Solar panels owned
- Freehold
- EPC - A







Entrance
Via PVCu door into hallway, part emulsioned/ part vinyl planks, radiator and vinyl plank flooring. stairs with fitted carpet leading to the first floor.

Lounge
16' 10" x 9' 8" (5.12m x 2.94m)
PVCu double glazed window overlooking the front of the property, radiator and fitted carpet. Under stairs storage cupboard. Door leading to the kitchen.

Kitchen/ diner
17' 3" x 9' 5" (5.25m x 2.86m)
Part emulsioned/ part vinyl plank walls, two radiators, part plank/ part non slip flooring. A range of wall and base units with a complementary work surface housing stainless steel sink and drainer. Space for dishwasher. Space for fridge/freezer. Integrated electric oven, gas hob and overhead extractor hood. Breakfast bar area. Opening into the extension. Opening into the sun room. Door leading into the utility room.

Utility room
5' 2" x 5' 1" (1.57m x 1.56m)
Part emulsioned/part vinyl plank walls and non slip flooring. Wall mounted gas combination boiler. Base unit with complementary work surface, stainless steel sink and drainer. Plumbing for automatic washing machine. PVCu door leading out onto the rear garden. Door to downstairs WC.

Downstairs WC
5' 2" x 4' 0" (1.57m x 1.22m)
PVCu obscure double glazed window overlooking the side of the property, feature plank wall, radiator and non slip flooring. Two piece suite comprising low level WC and pedestal wash hand basin.

Sun room
15' 4" x 10' 8" (4.68m x 3.25m)
Emulsioned ceiling with three Velux windows, part emulsioned/part stone walls, the PVCu double glazed windows overlooking the rear of the property, French doors leading out to the side, feature multi fuel burner and vinyl plank flooring.

First floor landing
Via stairs with fitted carpet. Access to loft, built in storage cupboard housing emersion tank and fitted carpet. Five doors leading off.

Bedroom 1
14' 2" x 13' 9" (4.33m x 4.20m)
Two PVCu double glazed windows overlooking the front of the property, radiator and fitted carpet. Door to en-suite.

En-suite
5' 6" x 3' 11" (1.68m x 1.20m)
Part emulsioned/ part tiled walls, PVCu obscure double glazed window overlooking, radiator and non slip flooring. Three piece suite comprising low level WC, pedestal wash hand basin and shower cubicle.

Bedroom 2
14' 2" x 8' 8" (4.33m x 2.65m)
Fitted carpet, PVCu double glazed window to the front of the property, radiator and built in storage cupboard.

Bedroom 3
12' 2" x 8' 10" (3.71m x 2.68m)
Fitted carpet, PVCu double glazed window to the rear of the property and radiator.

Bedroom 4
9' 7" x 6' 11" (2.93m x 2.10m)
Fitted carpet, PVCu double glazed window to the rear of the property and radiator.

Family bathroom
6' 5" x 5' 7" (1.96m x 1.69m)
Part emulsioned / part tiled walls, non-slip flooring, PVCu obscured double glazed window to the rear of the property and radiator. Three piece suite comprising panelled bath with overhead shower, low level WC and sink / pedestal.

Outside
Enclosed rear garden. Access to the front of the property. Area laid to patterned concrete. The remainder of the garden is laid to patio, area laid to lawn, area laid to decorative chippings, sun dial, bordered with wooden panel fencing. Off road parking for up to three vehicles.

Garage
Up and over doors. Power and lighting. Battery storage and solar inverter located in garage.


SPA

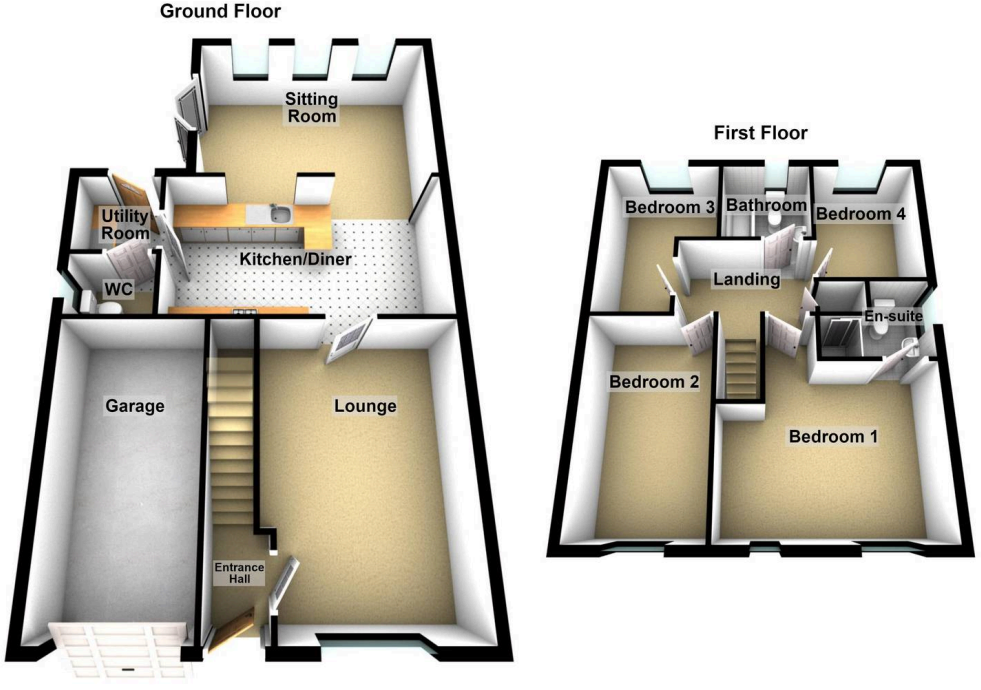

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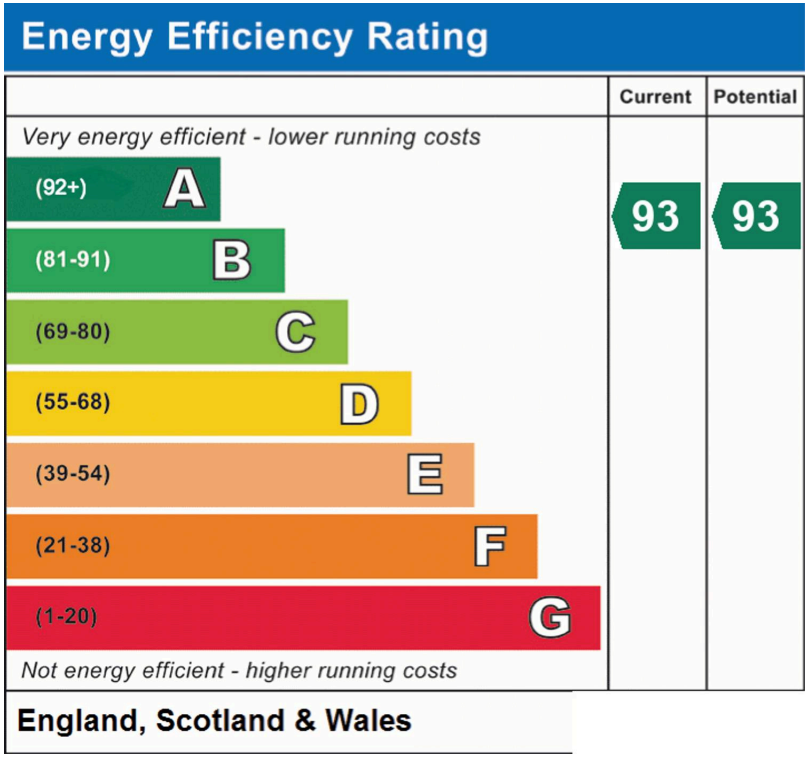












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