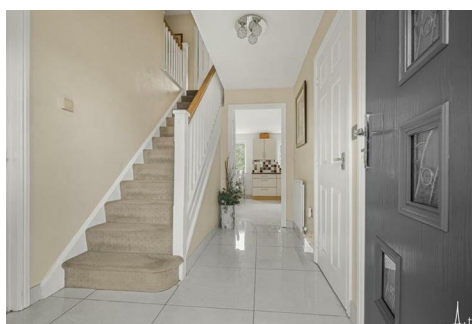




31 Edith Mills Close, Neath, SA11 2JL

Offers In The Region Of £310,000

At the heart of this beautifully presented detached home is an impressive open plan kitchen, dining and living space designed for modern family life. Whether hosting friends, enjoying relaxed weekends or spending time together at the end of the day, this generous space creates a natural connection between the home and the garden. Outside, the enclosed rear garden offers a welcoming setting for entertaining and everyday enjoyment, while the detached garage and private driveway provide practical convenience.

The accommodation has been thoughtfully arranged to balance open living with quieter spaces. A welcoming entrance hall leads through to a comfortable lounge before opening into the spacious kitchen, dining and living area where doors invite plenty of natural light and easy access to the garden. A separate utility room and ground floor cloakroom add further practicality to the layout. Upstairs, the principal bedroom benefits from its own en suite, complemented by well proportioned additional bedrooms and a family bathroom, creating flexible accommodation for growing families or those who work from home.

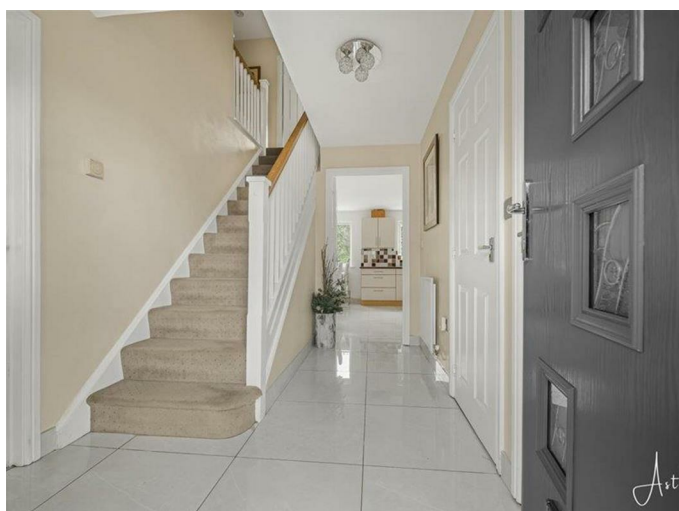
Situated within a well established residential setting on the edge of Neath and Briton Ferry, the property enjoys easy access to a wide range of everyday amenities. Local schools are within easy reach.

Main dwelling



Composite front door into:

Hallway 6'11" x 10'7" (2.12 x 3.23)



A practical space featuring a tiled floor, a useful storage cupboard, radiator, and a front-facing window providing natural light.

Cloakroom 6'3" x 3'0" (into 5'10") (1.91 x 0.92 (into 1.79))



Tiled floor, radiator, and a front-facing window providing natural light.

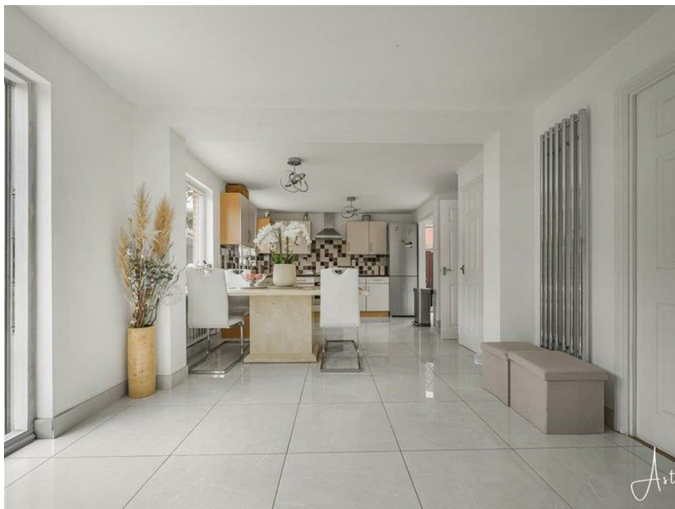
Lounge 12'2" x 17'2" (3.71 x 5.25)



Double doors opening into the kitchen/diner, radiator, and windows to the front and side, allowing plenty of natural light.



Kitchen/diner 25'5" x 10'9" (7.75 x 3.30)



Fitted with a range of cream base and wall units complemented by coordinating worktops, incorporating a stainless steel sink with drainer and mixer tap. Integrated gas hob, electric oven and dishwasher, with space for a fridge/freezer. Partially tiled walls and a useful storage cupboard. Two rear-facing windows and patio doors provide an abundance of natural light and direct access to the garden. The dining area is complemented by a feature radiator, creating an ideal space for everyday family dining and entertaining.



Kitchen

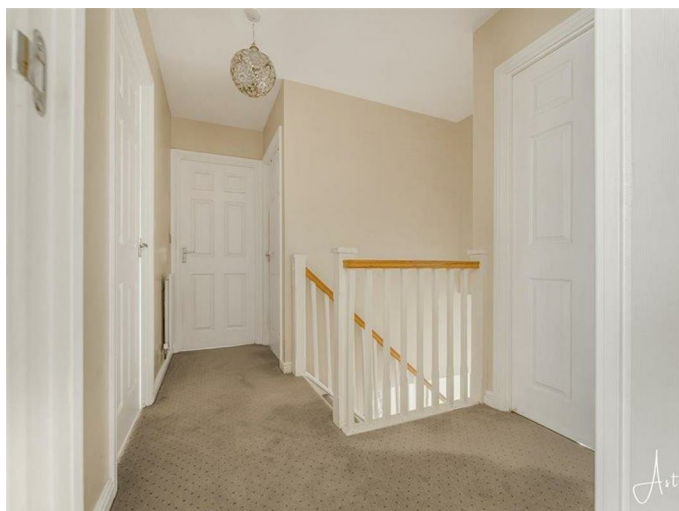


Utility room 5'8" x 5'8" (1.75 x 1.75)



Tiled floor, side access door, and space for a washing machine and tumble dryer. Fitted with a sink and drainer, with the boiler housed on the wall with a matching cream cupboard.

Landing 10'7" x 2'11" (widening to 6'4") (3.24 x 0.91 (widening to 1.94))



Radiator

Bedroom 1 12'2" x 12'10" (3.72 x 3.93)



Built-in wardrobes, radiator, and windows to the front and side, providing plenty of natural light.



En suite 8'4" x 3'6" (2.56 x 1.09)



Low-level WC, shower unit with vanity sink, tiled floor, and a side-facing window providing natural light.

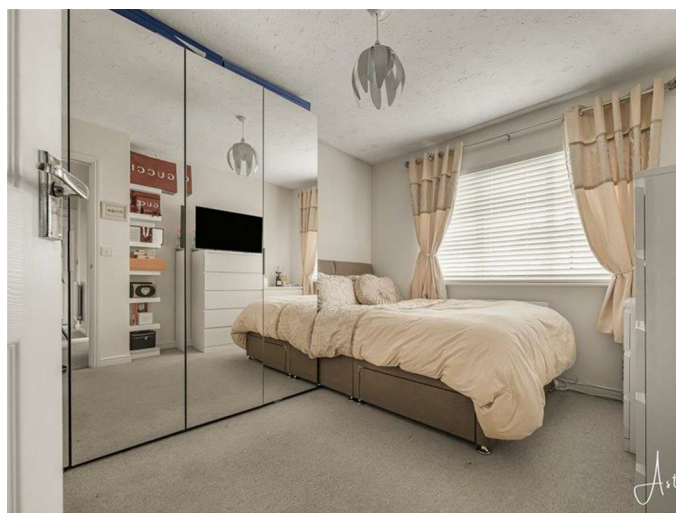
Bedroom 2 11'0" x 12'10" (3.36 x 3.93)



Window to the front and radiator



Bedroom 3 9'10" x 11'4" (3.00 x 3.47)



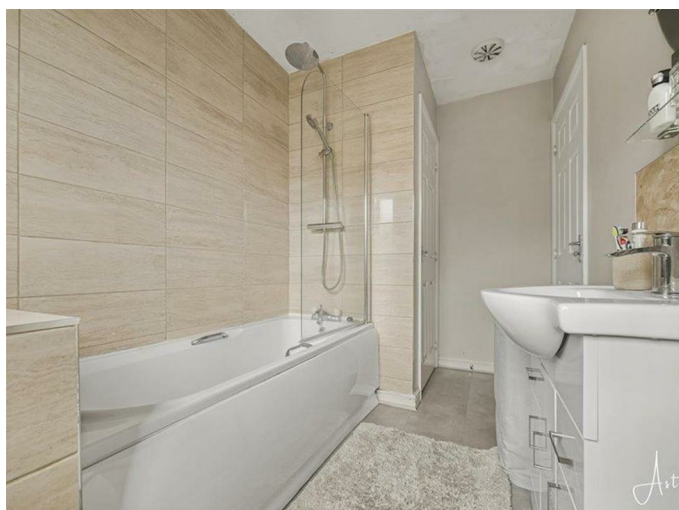
Window to the back and radiator

Bedroom 4 8'11" x 7'6" (2.74 x 2.31)



Window to the back and radiator

Family bathroom 6'0" x 10'9" (1.85 x 3.30)

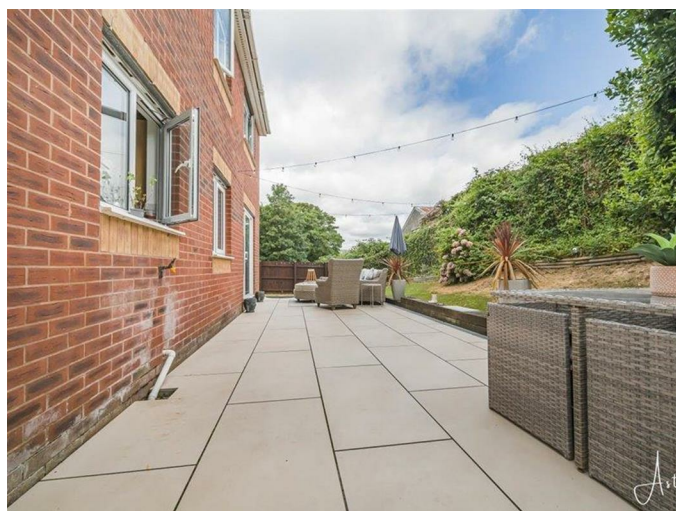


White bath and vanity sink and low level w/c, storage cupboard, cushioned floor and window to the back

Garden



Detached garage with power and driveway parking for 3+ cars, lawned areas, tiled patio areas, wrap around lawn, side access





Drone



Agents notes

Conservation Area :

No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

731 ft 2 / 68 m 2

Plot size:

0.11 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband:

Basic

6 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability:

BT

Sky

Virgin

Agents notes

Neath Port Talbot Council Tax Band: E

Annual Price:

£3,106

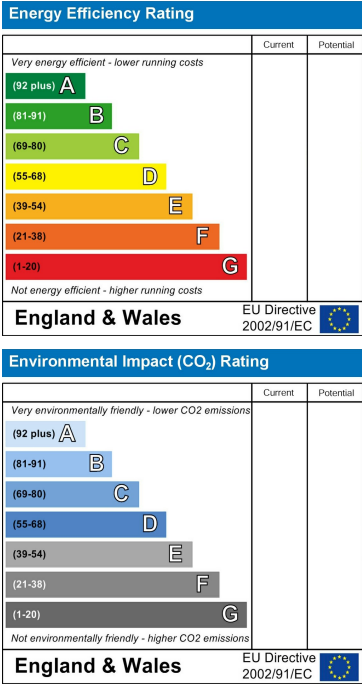
Floor Plan



Area Map



Energy Efficiency Graph



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