



3 Larkspur Close, Leiros Park, Neath, SA10 7ER

Offers In The Region Of £318,000

Situated in a quiet cul-de-sac location within the Rhyddings area of Neath, a much sought after area close to local schools, easy access for the M4 motorway and a short distance from all facilities and amenities at Neath town centre, an extended detached chalet style family home that is well presented by the present owner and offers versatile accommodation over 2 floors to include living room, cloakroom, kitchen/dining room, bedroom 3 and further sitting room to the ground floor and 2 double bedrooms and bathroom/w.c. to the first floor. Outside there is parking to the front driveway leading to single integral garage and enclosed well maintained garden to rear.

Composite front entrance door into:

Entrance porch 6'2" x 3'4" (1.90m x 1.02m)

With tiled floor, glazed inner door into:

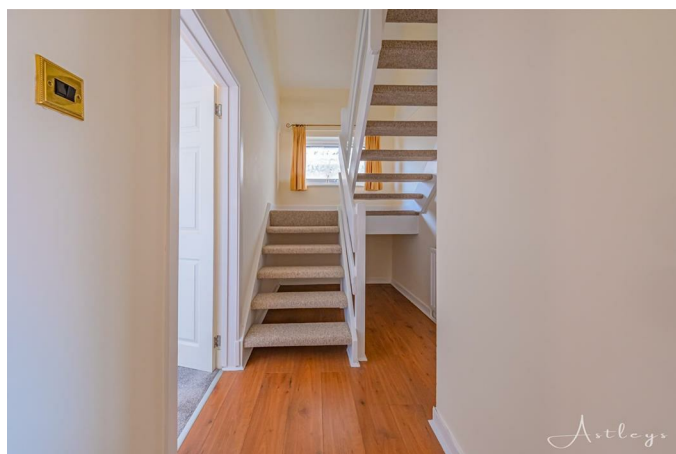
Living Room 18'6" x 14'8" (5.66m x 4.49m)



With solid oak beam with mock log burner on slate hearth, laminate flooring, radiator, step down to double glazed window to front.



Lobby area 14'7" x 6'2" (4.46m x 1.88m)



With laminate flooring, double glazed window to side, stairs to first floor.

Cloakroom 8'7" x 3'10" (2.62m x 1.17m)



With w.c., wash hand basin, radiator, double glazed window to side, tiled floor, part tiled walls.

Kitchen/dining area 21'1" x 12'2" (6.45m x 3.72m)



Fitted base and wall units in solid oak with black work surfaces, Bosch double oven and grill, separate 4-ring gas hob with extractor canopy over, stainless steel sink unit , space for washing machine and fridge/freezer, tiled floor, small breakfast bar, part tied walls, double glazed window and door to rear.





Sitting room/snug 13'11" x 10'9" (4.25m x 3.30m)



With laminate flooring, double glazed window to rear, radiator.



Bedroom three 9'7" x 9'5" (2.94m x 2.88m)



With double fitted wardrobe in white with sliding doors, double glazed window to side, radiator.



FIRST FLOOR



Half landing area with double glazed window to side.

Bedroom one 13'1" x 10'0" (4.00m x 3.06m)



With double fitted wardrobe in white with sliding doors, eaves storage, radiator, double glazed window to front.



Bedroom two 13'1" x 9'0" (3.99m x 2.76m)



With double glazed window to rear, radiator, eaves storage.



Bathroom/w.c. 11'5" x 5'6" (3.50m x 1.68m)



With 3 piece suite in white comprising freestanding roll top bath with shower to taps, corner shower cubicle, w.c., wash hand basin, tiled floor, vintage radiator with towel rail, fully tiled walls, double glazed window to side.



Outside



Front garden with lawned area and mature trees and shrubs. Block pavier driveway providing off-road parking for 2 vehicles, which leads to single integral garage with power, light and personal access door. Gated access to both sides of property leading to enclosed elevated garden to rear which is laid to lawn, shingled area, raised flower beds, patio with timber gazebo with full roof, suitable for hot tub. Outside water tap.

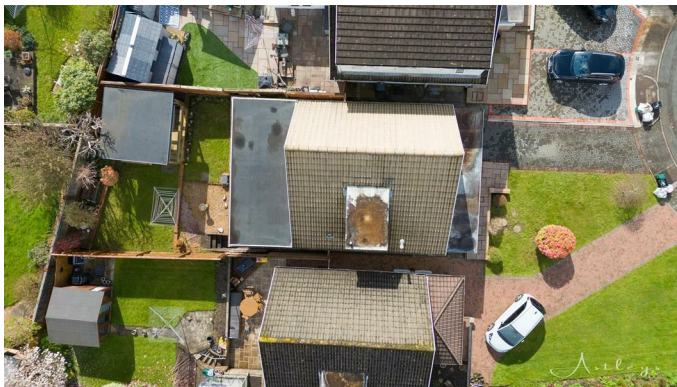




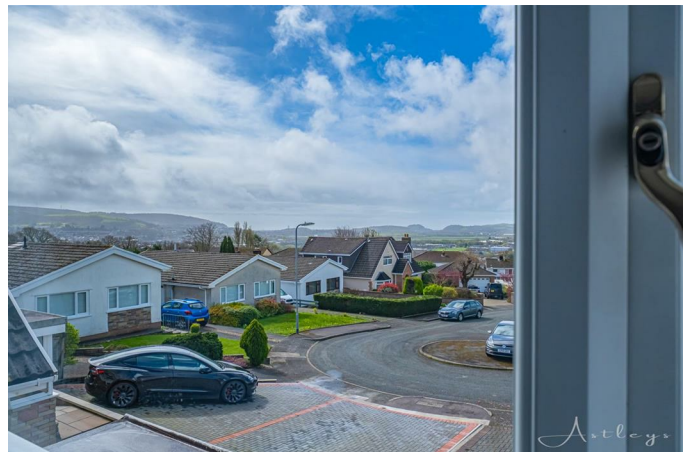
Street view



Drone photograph



View from front bedroom window



Drone photograph



Local amenities

Ask The Agents
Where do I go when I need.....



Groceries?
Tesco
Morrisons



Coffee?
No 46 Neath



Walks?
Dyffryn Woods



Nearby Schools
Dwr-y-Felin Comprehensive
& Neath College

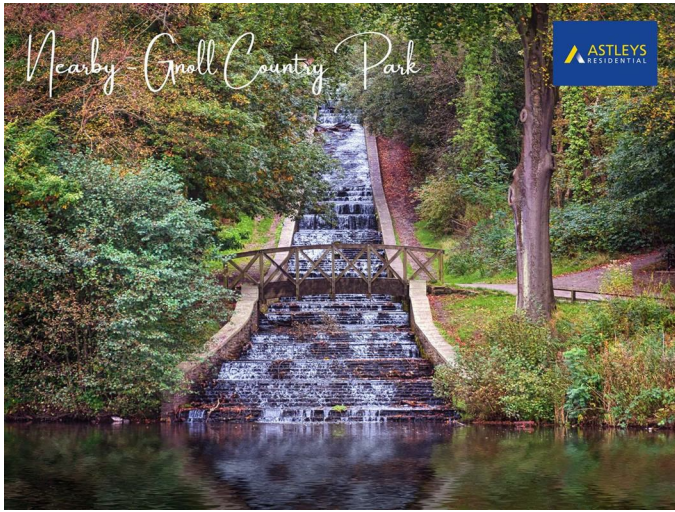


Gym?
Neath Leisure centre



A Local Pub?
The Bryncoch Inn Sizzler
Dyffryn Arms

Local walks



Neath canal



Neath town bandstand



AGENTS NOTE

Neath Port Talbot

Council Tax

Band:

E

AGENTS NOTE

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

14 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

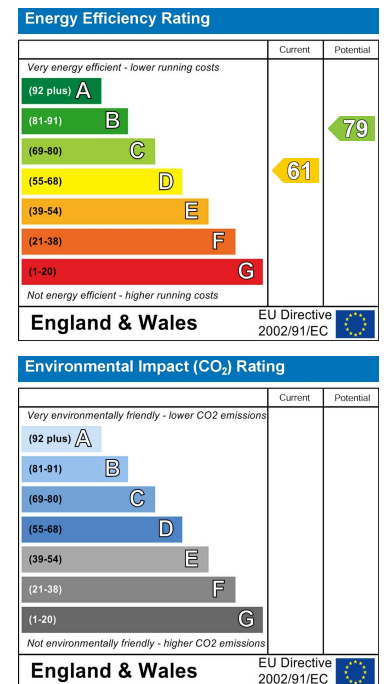
Virgin

Floor Plan

Area Map



Energy Efficiency Graph



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