



## 8 Heathland Way, Llandarcy, Neath, SA10 6FS

**Asking Price £259,950**

A spacious home is well presented and represents the perfect forever family residence. Spanning three floors, the property features an entrance hallway, cloakroom, kitchen/breakfast room, a generous lounge on the ground floor, three bedrooms and a family bathroom with ample storage on the first floor, and the main bedroom with built-in wardrobes and en-suite shower room on the second floor. The enclosed rear garden boasts artificial grass and patio, while a single garage and ample parking to the side of the property. Viewing comes recommended.

## Main Dwelling

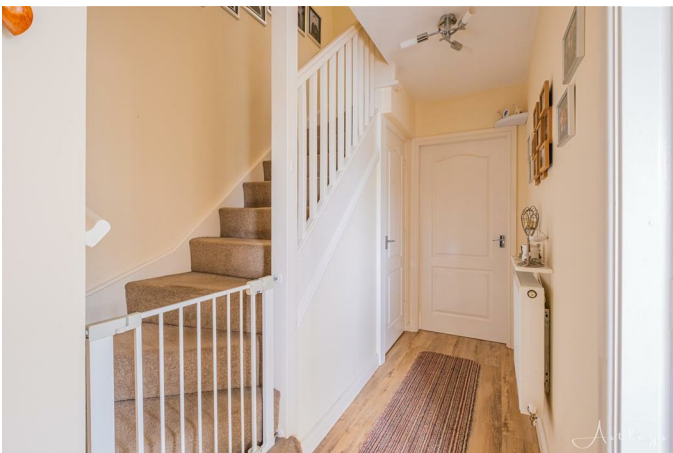


Enter through front door into:

**Hallway 3'1" x 15'8" (0.95 x 4.79)**



With stairs to first floor and radiator:



## Cloakroom 5'7" x 2'11" (1.72 x 0.91)



Fitted with two piece suite in white to comprise of low level wc, pedestal wash hand basin, part tiled walls, cushioned flooring and radiator.

**Kitchen/Diner 9'4" x 15'9" (2.86 x 4.82)**



Fitted with base and wall units in cream high gloss with coordinating work surfaces to include; gas hob and electric oven with extractor over, stainless steel sink and drainer, cushioned flooring, large double glazed bay window to front and window to side, space for fridge/freezer and washing machine, and cupboard housing heat only boiler.





Landing 11'9" x 6'2" (3.60 x 1.89)



Lounge 16'1" x 11'9" (4.92 x 3.59)



Bedroom four 7'11" x 6'1" (2.42 x 1.86)



Cosy lounge with radiator, laminate flooring, window to rear, and patio doors to rear garden.



With radiator and double glazed window to rear.

**Bedroom three 8'11" x 11'8" (2.73 x 3.56)**



With double glazed window to rear, radiator and fitted wardrobes.

**Bedroom two 10'4" x 9'3" (3.15 x 2.84)**



With radiator, double glazed window to front and fitted wardrobes.

**Bathroom**



Fitted with three piece suite in white comprising of part tiled walls, cushioned flooring, panelled bath with shower over, double glazed window to side and radiator.

**Bedroom one 21'10" x 10'2" (6.67 x 3.10)**



Large double bedroom with fitted wardrobes, velux window, storage eaves radiator and double glazed window to front.





### Ensuite

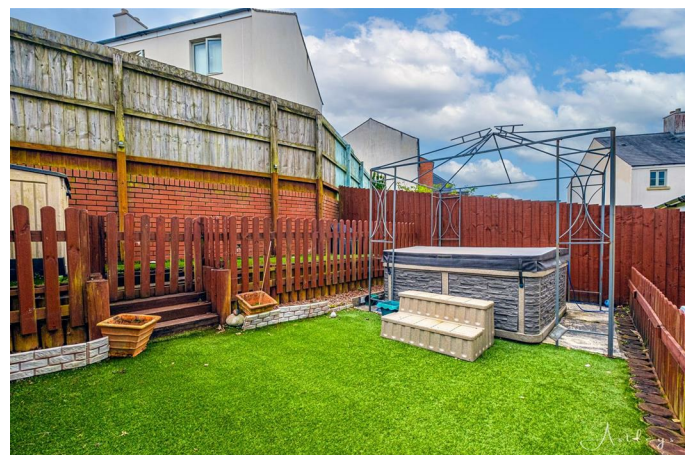


### Rear garden

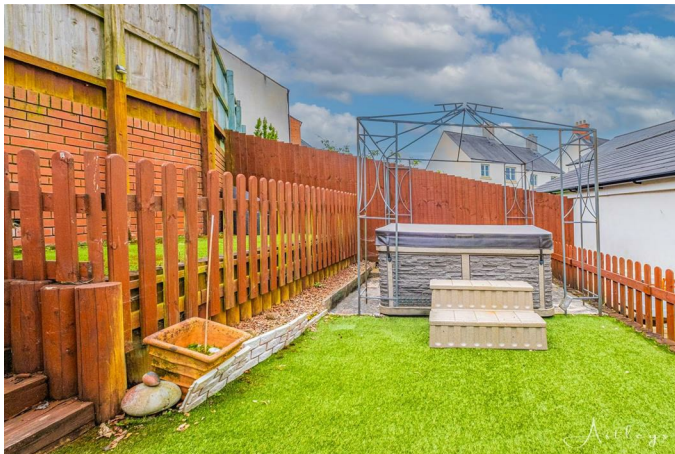


Fitted with three piece to include low level wc, vanity unit with sink, glass shower cubicle, cushioned flooring, radiator and double glazed window to front.

Enclosed rear garden with artificial grass, patio area with side access to driveway and single garage.







## Drone Image



## Single garage

With up and over door offering power and light.

## Agents Notes

Flood Risk - Very Low

Council Tax - D

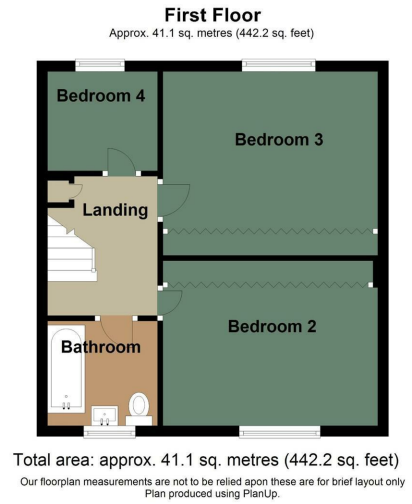
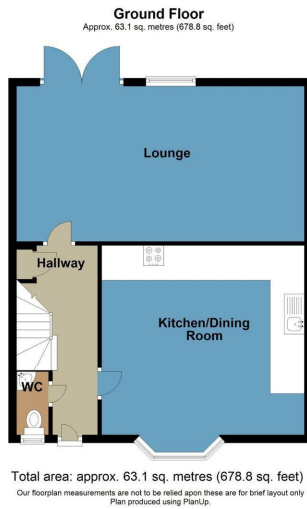
Annual Cost of £2,281

## Agents Notes

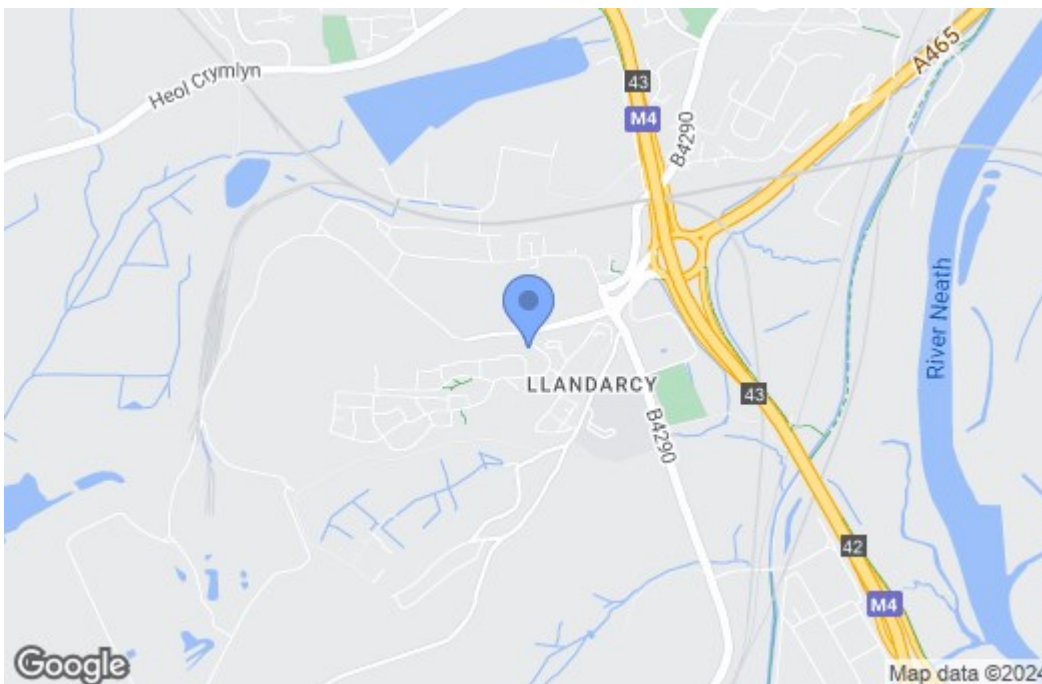
Mobile Coverage - EE, Vodafone, Three and O2

Satellite - BT and Sky.

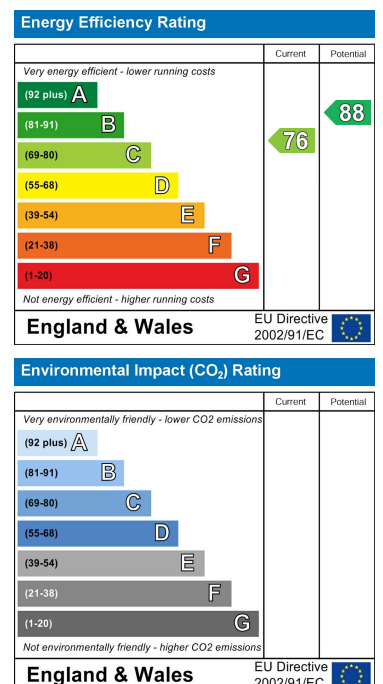
## Floor Plan



## Area Map



## Energy Efficiency Graph



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