



84 Heathland Way, Llandarcy, Neath, SA10 6FS

Offers In The Region Of £360,000

Situated within the popular Llandarcy development of residential housing, affording easy access for the M4 motorway and both Neath and Swansea shopping centres where all amenities can be found, we are pleased to offer this beautifully presented detached double fronted family residence which was constructed by Persimmon Homes approximately 8 years ago and offers accommodation over 2 floors to include cloakroom, living room, good size kitchen/dining room and utility room to the ground floor and gallery landing, 4 bedrooms, ensuite shower room and family bathroom to the first floor. Outside, there is a good size garden to the rear and detached single garage with off-road parking to the side.

Front composite entrance door into:

Entrance hallway 10'8" x 6'4" (3.26m x 1.94m)



With high-gloss tiled floor, understairs storage cupboard.



Cloakroom 5'6" x 3'2" (1.70m x 0.97m)



2 piece suite in white comprising wash hand basin, w.c., tiled floor, radiator.

Living room 20'3" x 11'4" (6.19m x 3.47m)



With double glazed french doors to rear double glazed windows to front and side, radiator.



Kitchen/breakfast room 20'2" x 11'5" (6.15m x 3.50m)



Fitted with a range of base and wall units in high-gloss cream with co-ordinating walnut effect work surface,

built-in electric oven, separate 4-burner gas hob with extractor canopy over, stainless steel sink unit, space for fridge/freezer, part tiled walls, covered radiator, high-gloss tiled floor, double glazed windows to front and rear.





Utility room 6'3" x 5'9" (1.93m x 1.77m)



With space for washing machine and tumble dryer, wall mounted gas combination central heating boiler, part tiled walls, tiled floor, radiator, double glazed door to rear garden.

FIRST FLOOR

Gallery landing area 14'0" x 9'6" (4.27m x 2.90m)



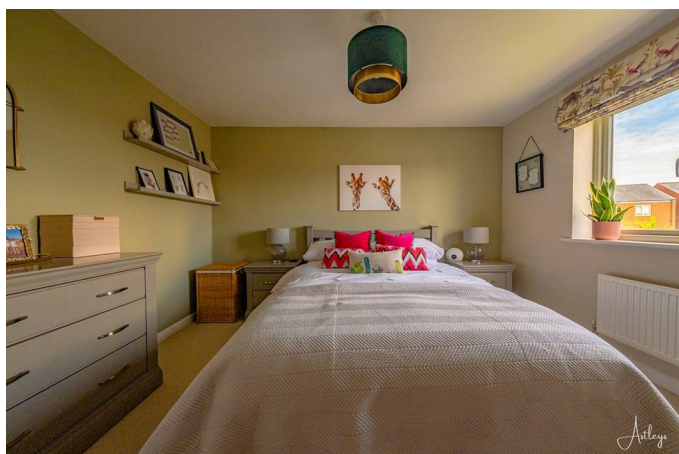
With built-in storage cupboard, radiator, double glazed window to front.



Bedroom one 12'1" x 11'5" (3.69m x 3.50m)



With double glazed window to rear, radiator.



Ensuite shower room 10'10" x 5'9" (3.31m x 1.76m)



With 3 piece suite in white comprising shower cubicle, w.c., wash hand basin, part tiled to shower area, tiled floor, heated towel rail, spotlights to ceiling, double glazed window to rear.

Bedroom two 11'6" x 10'6" (3.53m x 3.22m)



With double glazed window to front, radiator.

Bedroom three 9'6" x 8'0" (2.91m x 2.44m)



With double glazed window to rear, radiator, part feature cladding to wall.



Bedroom four 8'7" x 8'3" (2.64m x 2.54m)



With double glazed window to front, radiator.



Bathroom/w.c. 6'6" x 5'9" (1.99m x 1.77m)

With 3 piece suite in white comprising panelled bath with shower over, w.c., wash hand basin, tiled floor, part tiled walls, heated towel rail, spotlights to ceiling, double glazed window to rear.



Outside



Small front forecourt garden area. Off-road parking to side driveway leading to single detached garage with power and light. Side access gate leading to enclosed rear garden with patio areas, lawn and a variety of mature trees and shrubs. Outside water tap.





Aerial photograph



Drone photograph



AGENTS NOTE

Conservation Area

No

Flood Risk

Very Low

Floor Area

1,227 ft² / 114 m²

Plot Size

0.07 Acres

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

Agents Note

Council Tax Band E with an annual payment of £2788

AGENTS NOTE

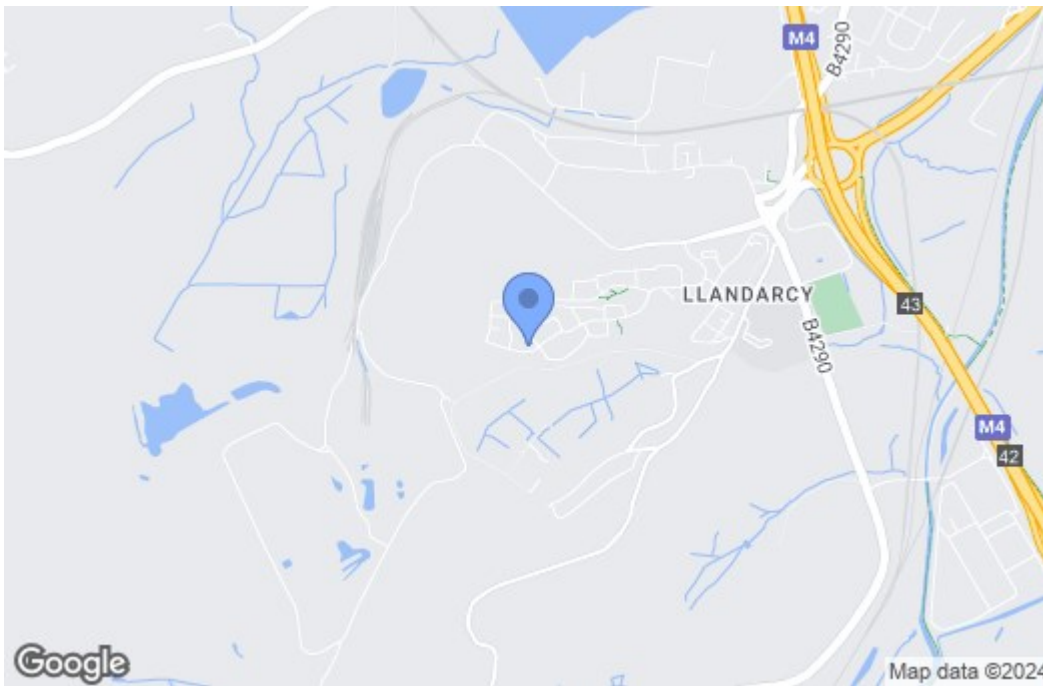
The property was constructed approximately 8 years ago, so therefore there is a term of 2 years remaining on the NHBC guarantee.

Floor Plan

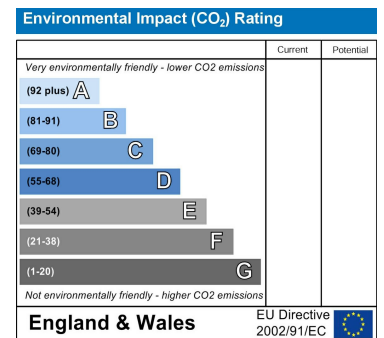
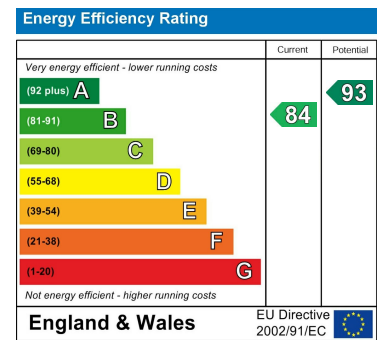


Total area: approx. 111.6 sq. metres (1201.8 sq. feet)
Our floorplan measurements are not to be relied upon these are for brief layout only
Plan produced using Planity.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.