



49 Falcon Drive, Neath, SA11 3SG

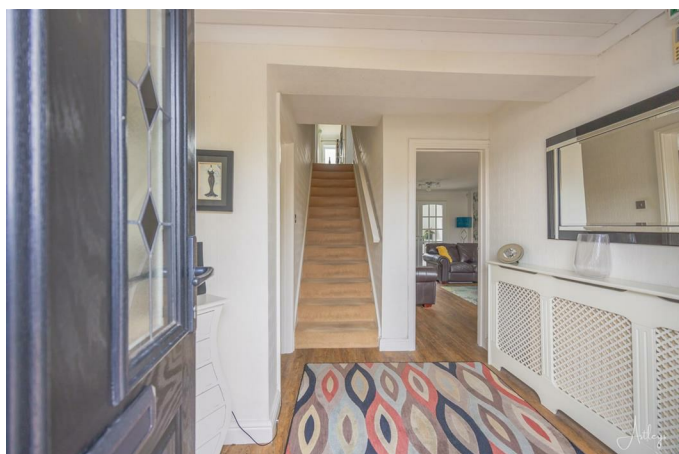
Offers In The Region Of £284,950

Situated in a quiet cul-de-sac location within the popular residential area of Cimla, close to local schools, the Gnoll Country Park, easy access for the M4 motorway and a short distance from all amenities and facilities at Neath Town Centre, a detached family home which is very well presented by the present owners with extended accommodation over 2 floors to include entrance hallway, cloakroom, 2nd sitting room/snug or office, living room and open plan kitchen/breakfast room to the ground floor and 3 double bedrooms, ensuite cloakroom and family bathroom to the first floor. Outside, there is ample parking to the front driveway leading to single attached garage and good size level garden with large patio areas to the rear.

**Front double glazed entrance door into:
Entrance hallway 8'5" x 8'3" (2.57m x 2.51m)**



With LVT flooring, covered radiator, stairs to first floor.



Cloakroom 7'9" x 4'5" (2.36m x 1.35m)



With 2 piece suite in white comprising sink on vanity unit, w.c., LVT flooring, radiator, part tiled walls, double glazed window to front.

Sitting room/office/snug 10'7" x 8'11" (3.23m x 2.72m)



With laminate flooring, radiator, coved ceiling, double glazed window to side.



Living room 18'2" x 11'1" (5.54m x 3.38m)



With micro marble feature fireplace in cream and black with fitted gas fire (not tested), LVT flooring, double glazed window to front, radiator, coved ceiling, double glazed doors through to:



Open plan Kitchen/breakfast room 24'4" x 14'2" x 11'6" x 7'3" (7.32m x 4.32m x 3.51m x 2.21m)



Beautifully fitted kitchen with base and wall units in hi-gloss Cashmere with co-ordinating work surface, black resin sink with drainer and mixer taps, 5 ring gas hob with extractor canopy over, built-in oven and combination microwave/grill, space for American style fridge/freezer, integrated washing machine and dishwasher, tiled floor, double glazed window to rear and door to side, understairs storage cupboard, cupboard housing gas combination boiler. Dining area with tiled floor, radiator, full width bi-fold doors to rear garden.



FIRST FLOOR

Landing area 19'1" x 5'1" narrowing to 2'3" (5.84m x 1.57m narrowing to 0.71m)

With built-in storage cupboard, access to roof space via drop down ladder, window to rear.

Bedroom one 14'9" x 10'0" (4.50m x 3.05m)



With laminate flooring, radiator, coved ceiling.



Ensuite cloakroom 10'0" x 4'0" (3.05m x 1.22m)



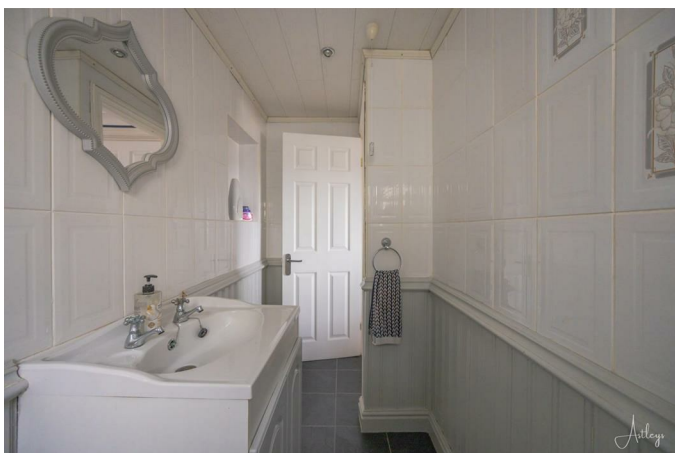
Bedroom two 11'3" x 11'2" (3.43m x 3.40m)



With 2 piece suite in white comprising sink on vanity unit, w.c., part tongue and groove and part tiled walls, pvc ceiling with spotlights, radiator.



With large fitted cupboard over stairs, laminate flooring, coved ceiling, radiator, double glazed window to front.



Bedroom three 15'1" x 8'1" (4.60m x 2.46m)



With feature shelving, built-in storage cupboard, coved ceiling, double glazed window to rear, radiator.



Bathroom/w.c.



With 4 piece suite in white comprising panelled bath with shower attachment to taps, shower cubicle with jacuzzi shower, w.c., feature vanity sink, chrome heated towel rail, radiator, two double glazed windows to rear, vinyl tiled floor, pvc ceiling with spotlights.



Outside



Front block pavier driveway providing parking for 3 vehicles leading to formerly a single garage with power and light, which is now suitable for storage or workshop with w.c., current owners have their white goods in this space. Side access gate to enclosed low maintenance beautifully landscaped good size garden to rear with two large patio areas, raised flower beds, outside water tap.



Drone photograph



AGENTS NOTE

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Superfast

59 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

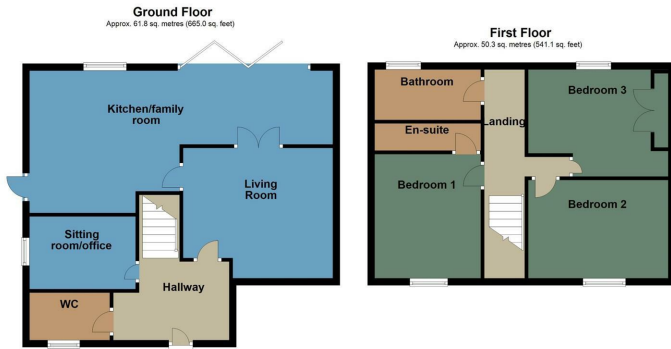
Sky

Virgin

AGENTS NOTE

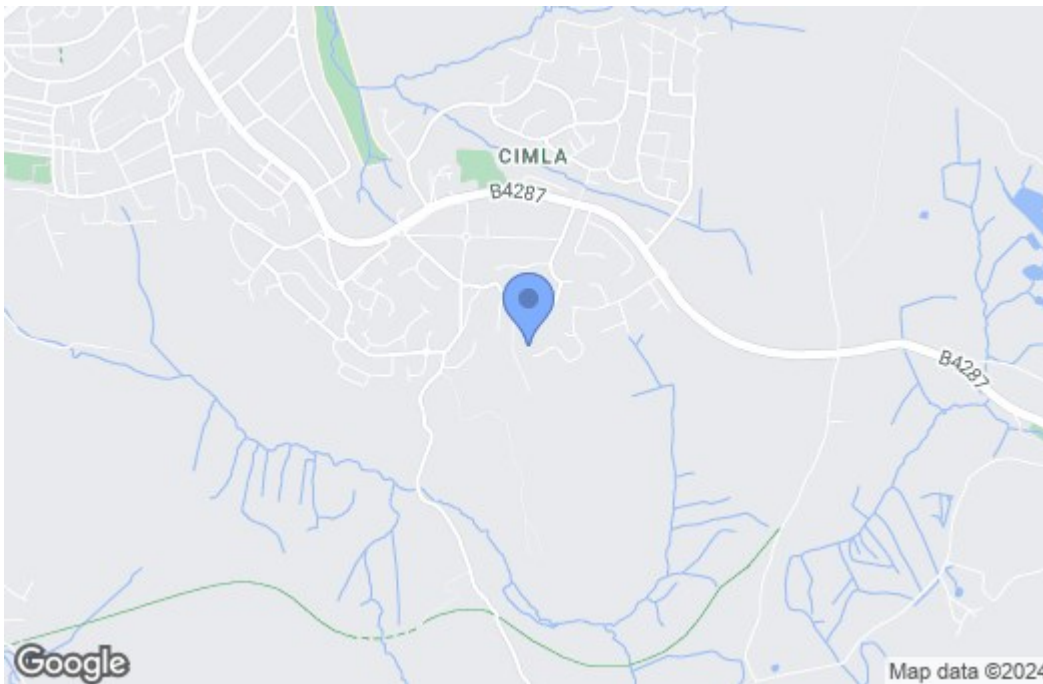
Council tax Band D £2281

Floor Plan

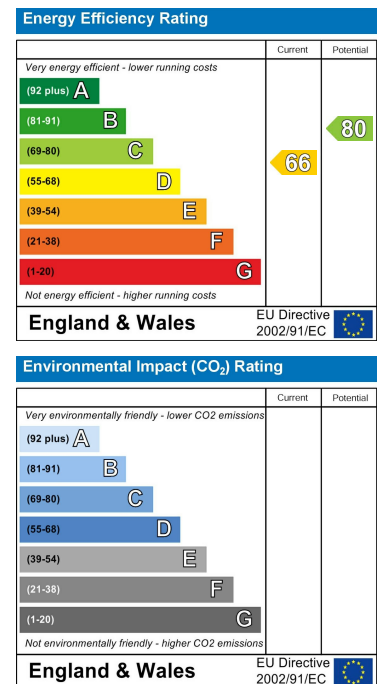


Total area: approx. 112.0 sq. metres (1206.1 sq. feet)
Our floorplan measurements are not to be relied upon these are for brief layout only
Plan produced using PlanIt.

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.