

## 62 Woodlands Park Drive, Cadoxton, Neath, Glamorgan, SA10 8AW

**Offers In The Region Of £400,000**

Situated on a level location, in quiet cul-de-sac within the popular village of Cadoxton, within walking distance of local schools, local retail park and all amenities and facilities at Neath Town Centre, a well presented detached family home that has had a full renovation both internally and externally to a high standard, with accommodation over 2 floors to include entrance hallway, shower room, bedroom one, kitchen/breakfast area, living room and utility room to the ground floor and 3 bedrooms and family bathroom/w.c. to the first floor. Outside, there is ample parking to the front driveway with single attached garage and low maintenance good sized landscaped garden to the rear.

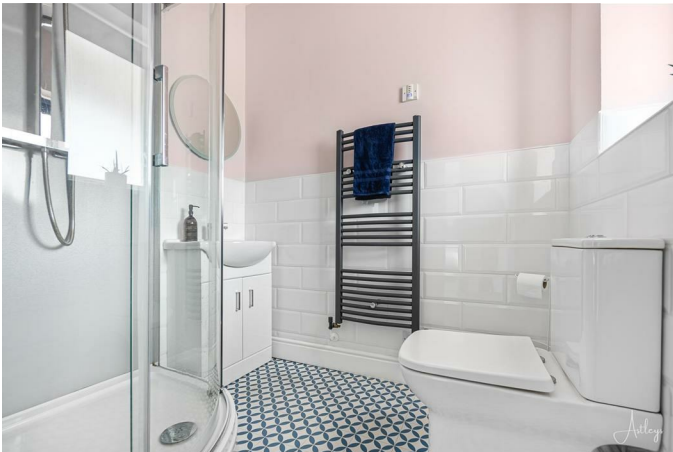
Composite front entrance door into:

Entrance hallway 13'4" x 7'0" x 4'3" (narrowest point)  
(4.06m x 2.13m x 1.30m (narrowest point))



With engineered oak flooring, understairs storage cupboard, stairs to first floor.

Shower room 6'6" x 5'0" (1.98m x 1.52m)

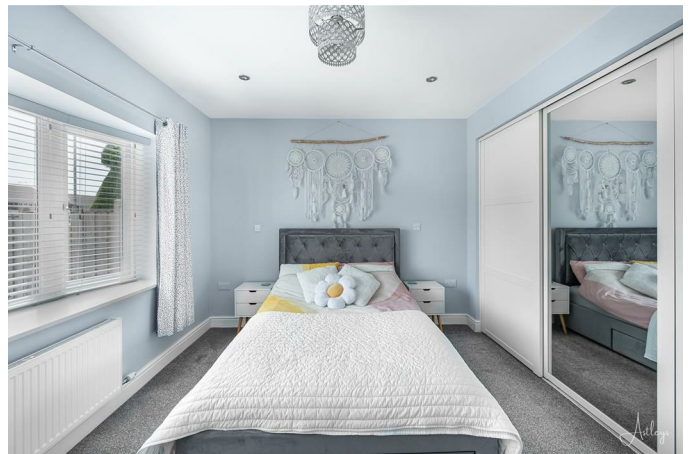


With 3 piece suite in white comprising quadrant shower with rainfall shower head, vanity sink, w.c., heated towel rail, part tiled walls, cushion flooring, double glazed window to front, spotlights to ceiling.

Bedroom one 13'3" x 10'6" (4.04m x 3.20m)



With range of fitted wardrobes with mirror sliding doors, spotlights to ceiling, double glazed bay window to front, radiator.



## Bedroom one



## Kitchen/breakfast area 23'5" x 9'9" (7.14m x 2.97m)



Fitted base and wall units in 'Baby Blue' colour with quartz work surfaces, built-in electric double oven, induction hob with extractor canopy over, integrated larder fridge, and dishwasher, kickboard lighting, spotlights to ceiling, engineered oak flooring.



## Kitchen area



With double glazed french doors to rear garden, spotlights to ceiling and door to utility room.

## Breakfast area





**Living room 15'4" x 12'4" (4.67m x 3.76m)**



With feature fitted log burner, double glazed french doors and window to rear, spotlights to ceiling, radiator.



**Utility room 12'0" x 7'9" (3.66m x 2.36m)**

With plumbing for washing machine, space for further appliances, radiator, door to garage and double glazed window and door to rear garden.

#### FIRST FLOOR

#### Half landing



With double glazed window to side.

**Gallery landing area 11'2" x 5'10" (3.40m x 1.78m)**

With overstairs storage cupboard which houses wall mounted gas combination boiler, access to roof space.

**Bedroom two 12'4" x 10'11" (3.76m x 3.33m)**



With double built-in wardrobes with sliding doors, spotlights to ceiling, radiator, double glazed window to front.



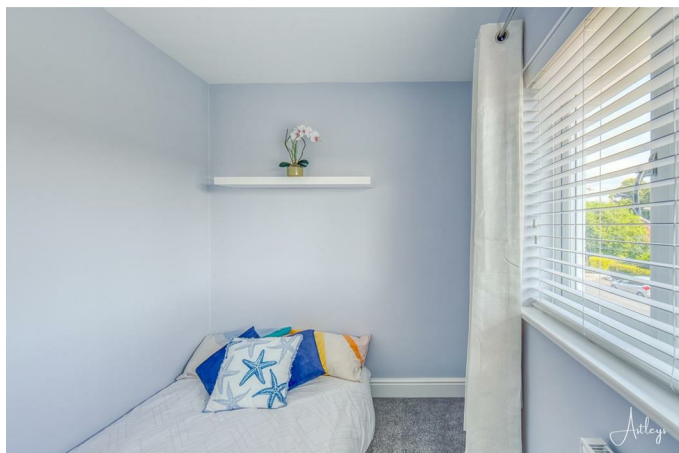
**Bedroom three 12'4" x 10'3" (3.76m x 3.12m)**



With double fitted wardrobe with mirror sliding doors, double glazed window to rear, radiator, spotlights to ceiling.



**Bedroom four 10'11" x 6'10" (3.33m x 2.08m)**

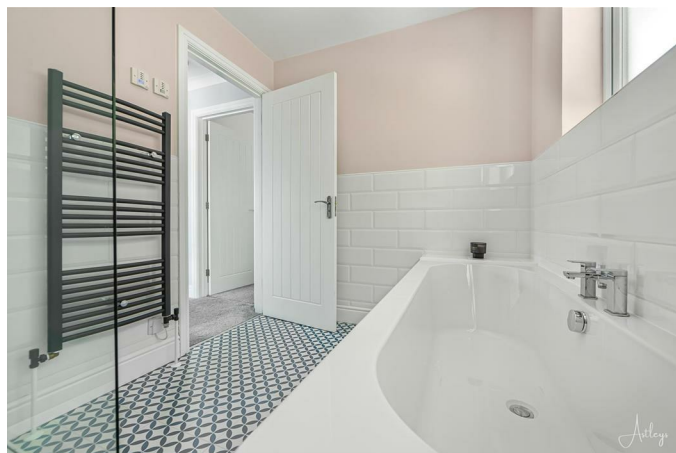


With double glazed window to front, radiator.

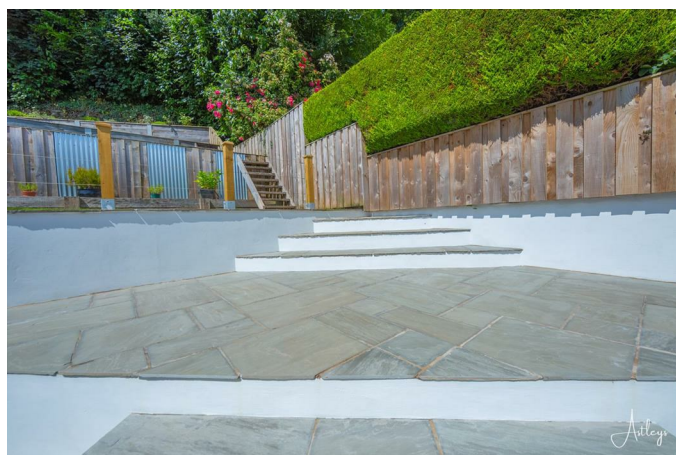
**Bathroom/w.c. 10'8" x 6'10" (3.25m x 2.08m)**



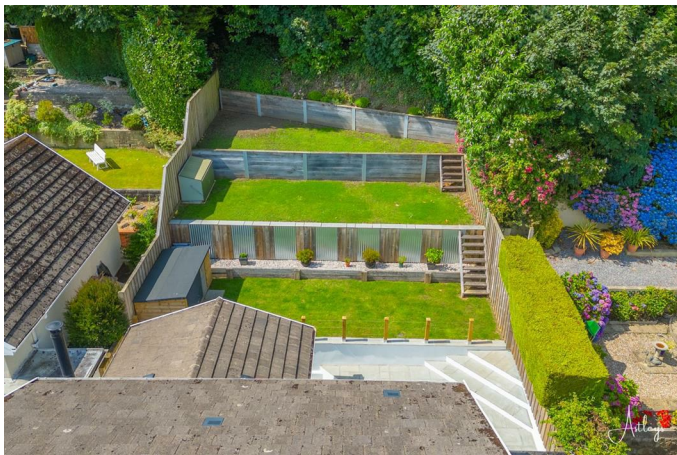
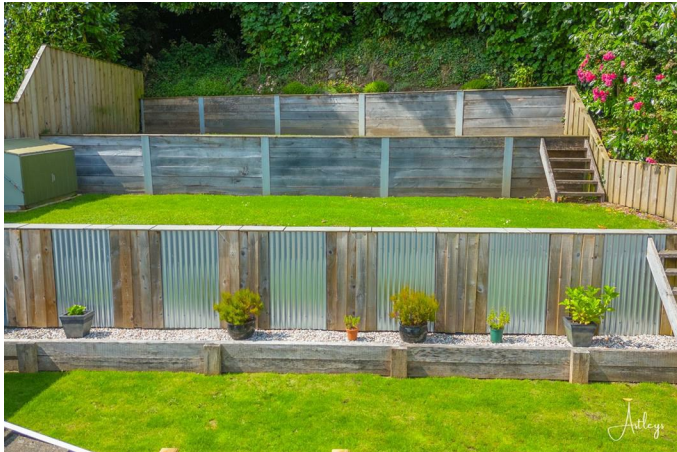
With 3 piece suite in white comprising double shower cubicle with rainfall shower and hand shower, w.c. and sink in sealed vanity unit, panelled bath, part respatex and part tiled walls, two heated towel rails, spotlights to ceiling, double glazed window to rear.



**Outside**



Front brick paved driveway providing off-road parking for several vehicles which leads to single attached garage with power and light and access door into property. Side access gate leading to large enclosed landscaped garden to the rear, backing onto woodland, which comprises patio and lawned areas. Outside water tap.



### Drone photograph



### AGENTS NOTE

Council Tax Band E £2788

### AGENTS NOTE

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

50 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

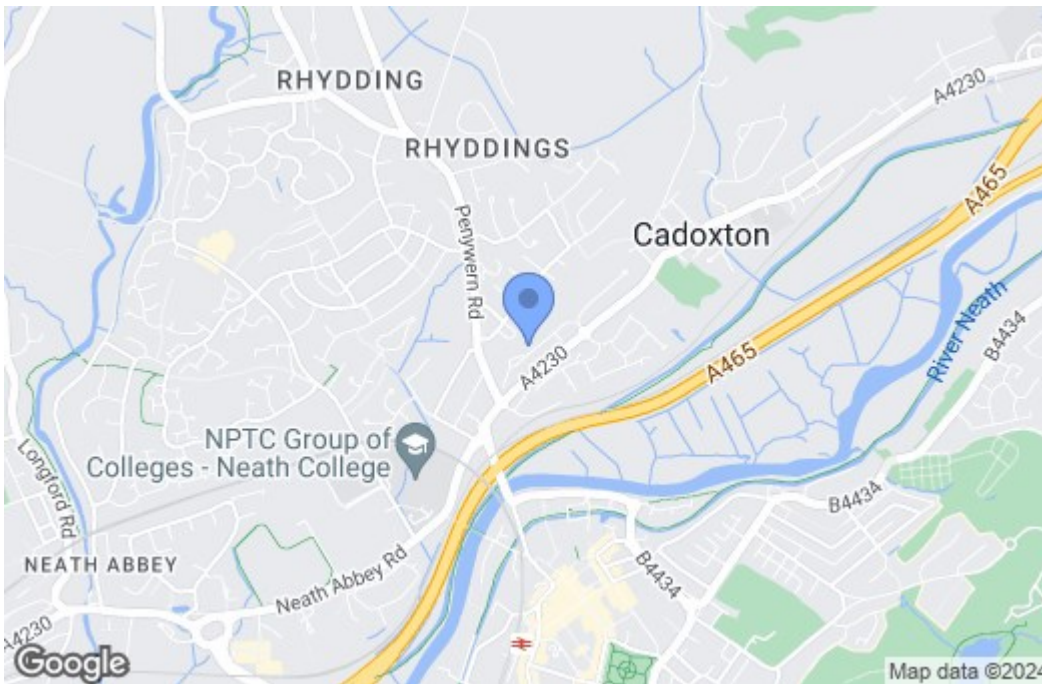
Virgin



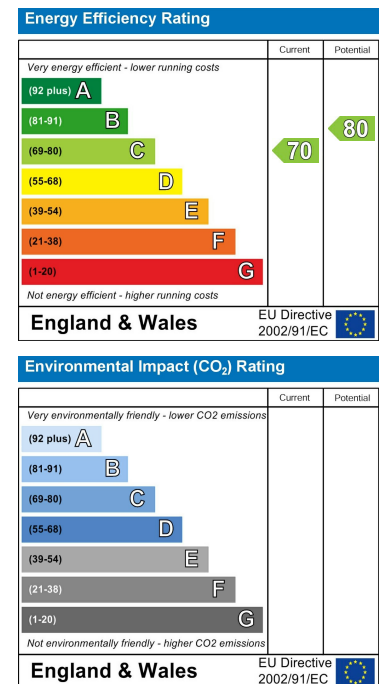
## Floor Plan



## 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.