

49 Heathland Way, Llandarcy, Neath, SA10 6FT

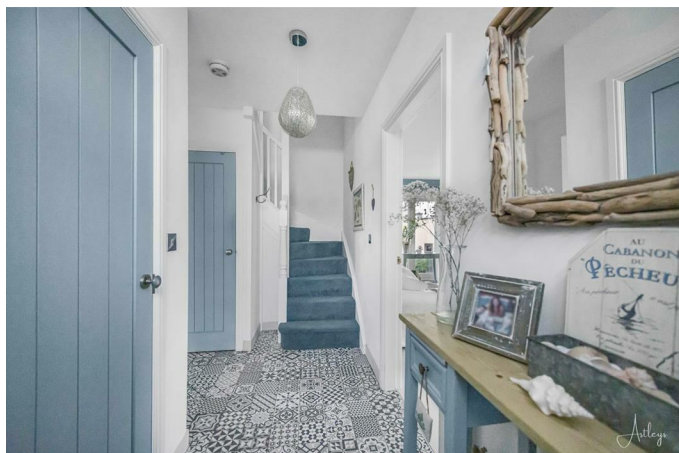
£399,950

Nestled in the charming Heathland Way, Llandarcy, Neath, this stunning detached house is a true gem waiting to be discovered. Boasting 2 reception rooms, 5 bedrooms, and 3 bathrooms, this property offers ample space for a growing family or those who love to entertain. As you step inside, you are greeted by a well-presented interior spread across 3 storeys. The ground floor features a cloakroom, a cosy living room, and a spacious kitchen/dining room - perfect for hosting gatherings or simply enjoying family meals. Venture upstairs to find 3 bedrooms, including an ensuite shower room and a family bathroom, offering comfort and privacy. The second floor is home to 2 additional double bedrooms and a convenient shower room, providing flexibility for various living arrangements.

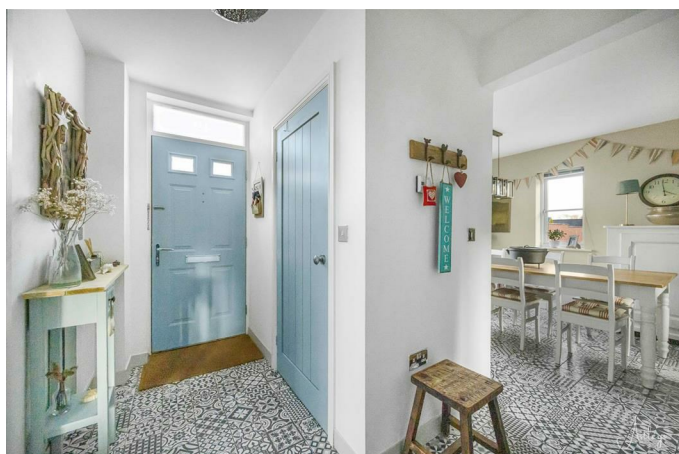
Situated on a corner plot within the sought-after modern development of Llandarcy, this property offers easy access to the M4 motorway, local schools, transport links, and all amenities in Neath Town Centre. The location is ideal for those seeking convenience without compromising on tranquillity. Outside, the property impresses with a front forecourt garden, a side lawned garden, and a generously sized private enclosed rear garden - perfect for enjoying outdoor activities or simply unwinding in the fresh air. Parking is a breeze with a double detached garage and off-road parking for one vehicle, ensuring both convenience and security. There is a maintenance charge paid to First Port of £18 per month.

Main dwelling

Entrance hallway 15'5" x 4'1" (4.714m x 1.257m)



Composite front entrance door into: With mosaic tiled floor, understairs cupboard, stairs to first floor.

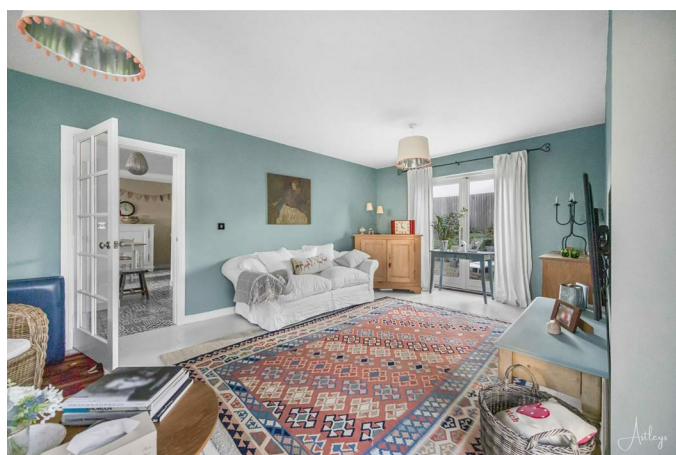


Cloakroom 5'11" x 2'11" (1.809m x 0.914m)



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

Living Room 20'1" x 11'7" (6.137m x 3.535m)



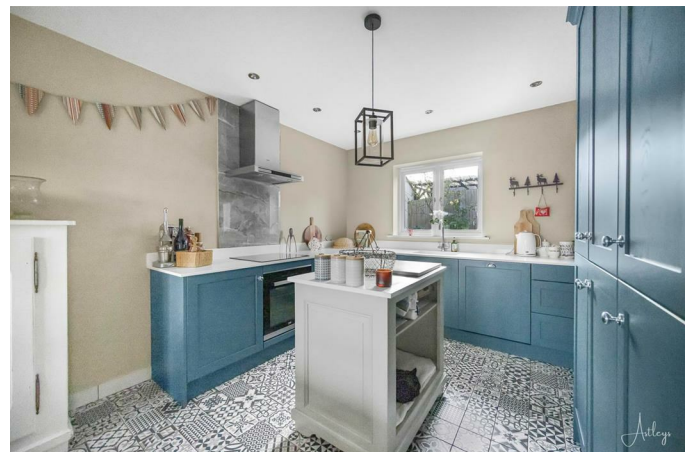
With double glazed french doors to rear garden, double glazed bay window and small window to side, radiator.

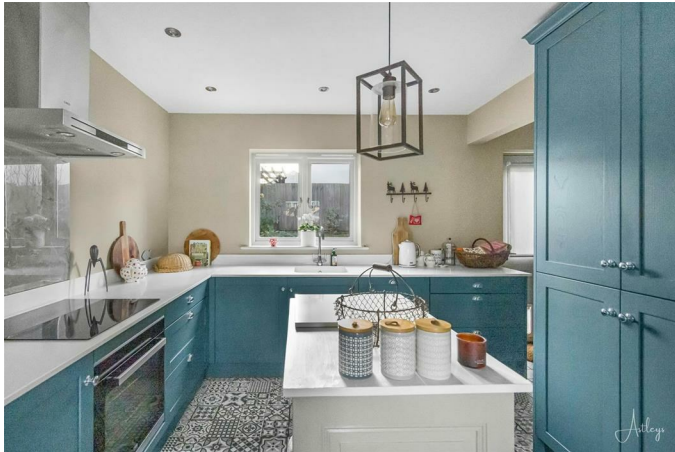


Kitchen/diner 19'11" x 16'5" (widest point) x 9'4"
(6.082m x 5.015m (widest point) x 2.848m)



The bespoke kitchen is beautifully designed and fitted with an array of teal-colored base and wall units, complemented by elegant quartz worktops and an enamel sink. The space features a built-in electric oven, an induction hob with an extractor canopy above, and a striking marble splashback. Floor-to-ceiling cupboards provide ample storage, while integrated appliances include a dishwasher and designated space for a washing machine. There's also room for an American-style fridge/freezer. The tiled flooring is equipped with underfloor heating for added comfort, and natural light flows through double-glazed windows at both the front and rear. Additional features include ceiling spotlights, an upright radiator, and a door leading to the rear garden.





Landing area



With built-in airing cupboard, stairs to second floor.



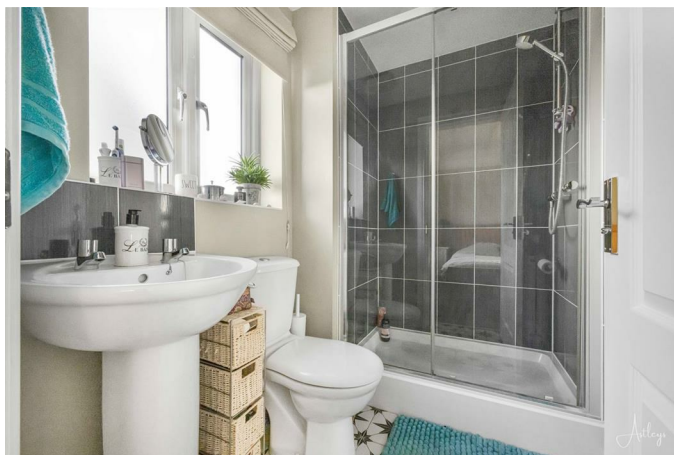
Bedroom one 20'0" x 10'1" (6.108m x 3.086m)



With double glazed windows to front and rear, two radiators.



Ensuite shower room 6'7" x 4'10" (2.021m x 1.483m)

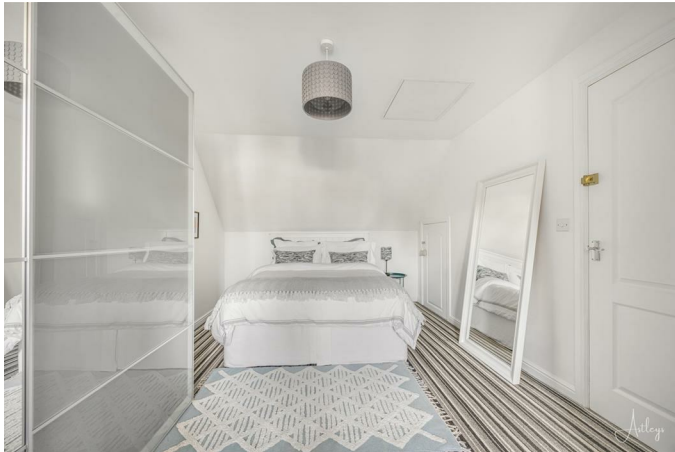


With 3 piece suite in white comprising double shower cubicle, w.c., wash hand basin, part tiled walls, radiator, double glazed window to rear.

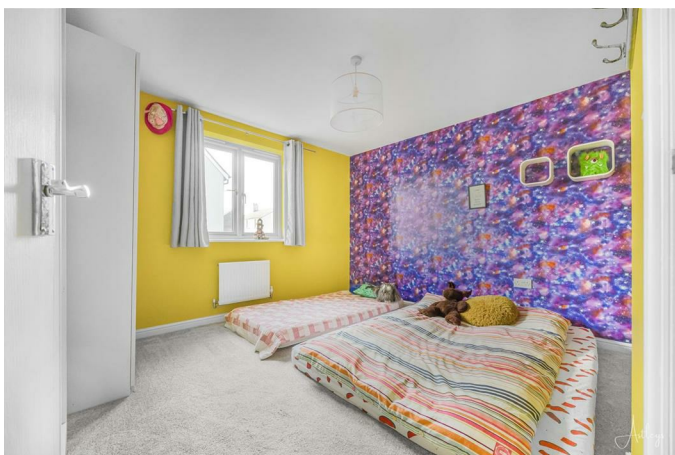
Bedroom two 11'7" x 9'11" (3.539m x 3.039m)



With double glazed window to rear, radiator.



Bedroom three 11'6" x 8'0" (3.528m x 2.458m)



With double glazed window to front, radiator.

Bathroom/w.c. 7'4" x 5'7" (2.249m x 1.717m)

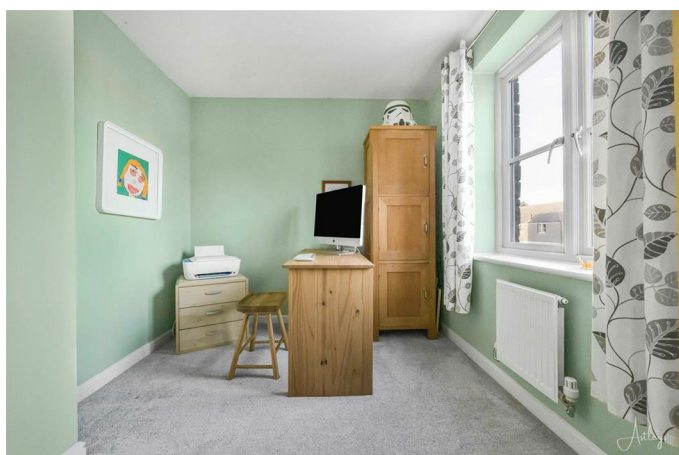


With 3 piece suite in white comprising panelled bath, wash hand basin, w.c., cushion flooring, part tiled walls, radiator,

Bedroom four 18'11" x 10'3" (5.767m x 3.138m)



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



SECOND FLOOR

Landing area 7'11" x 6'8" (2.418m x 2.035m)

With radiator.

Bedroom five 17'7" x 11'7" (5.380m x 3.541m)



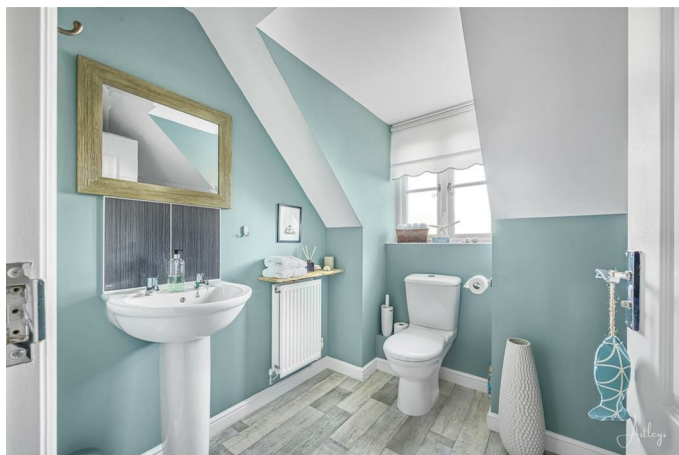
With double glazed window to front.



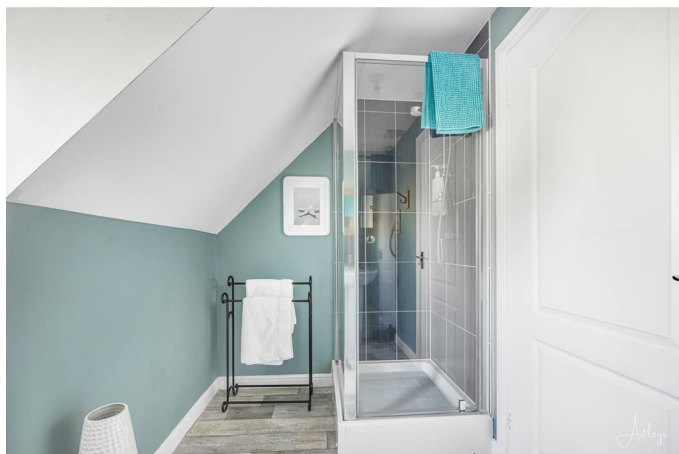
View from bedroom on second floor



Shower Room 8'6" x 6'10" (2.613m x 2.094m)



With 3 piece suite in white comprising shower cubicle, w.c., wash hand basin, radiator, cushion flooring, part tiled walls.



Outside



Front forecourt garden area. Side garden laid to lawn. Enclosed, private rear garden with patio, shingled areas and raised flower beds. There is a double garage and off-road parking space to the side of the property.

Rear garden



Photo sent from vendor when the garden was in full bloom.



Phone sent from vendor when the garden was in full bloom.

Garden in bloom



Raised borders in bloom



Drone



AGENTS NOTE

Council Tax Band E with a payment of £2459 per annum

Services

Conservation Area

No

Flood Risk

No Risk

Floor Area

1,711 ft² / 159 m²

Plot size

0.10 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

9 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

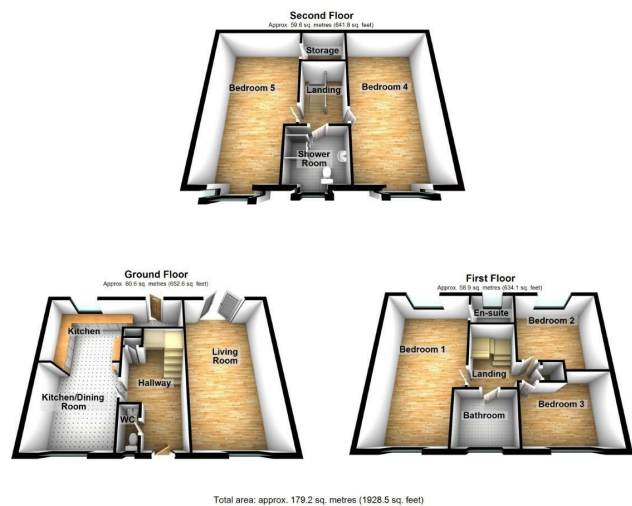
Satellite / Fibre TV Availability

BT

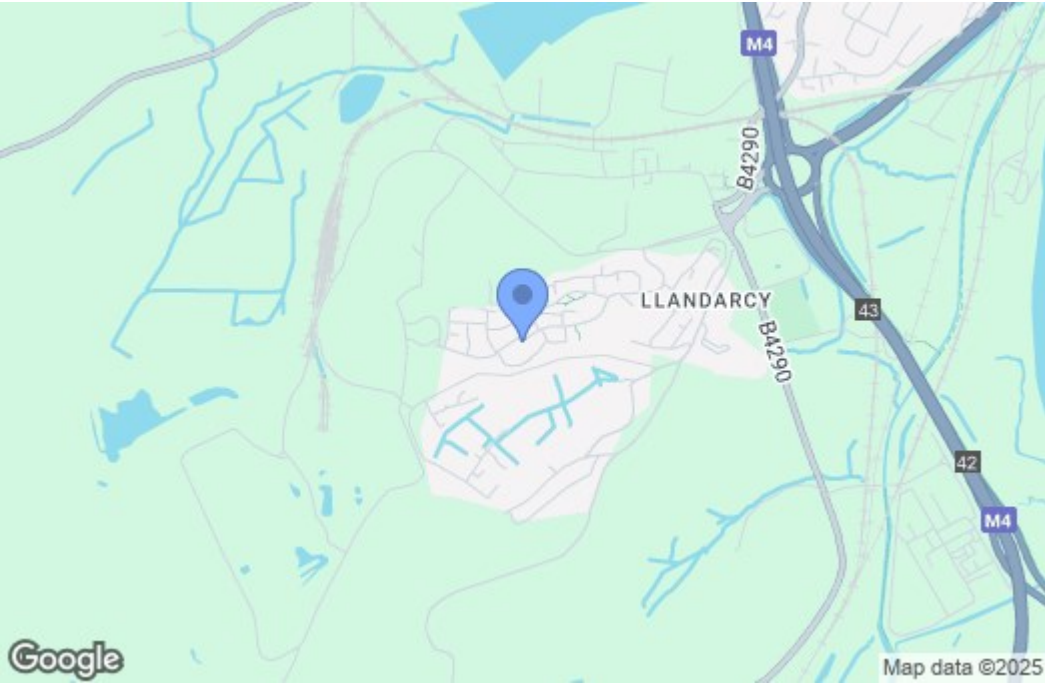
Sky

Virgin

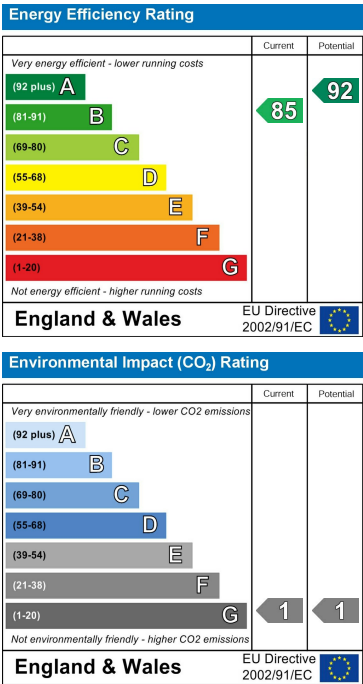
Floor Plan



Area Map



Energy Efficiency Graph



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