



19 Llwyn Helyg,, Neath, West Glamorgan, SA10 7BZ

Offers In The Region Of £329,950

Step inside this stunning and spacious four-bedroom family home, perfectly designed for modern living. The ground floor features a welcoming cloakroom, a bright and inviting lounge ideal for relaxing or entertaining, and a contemporary fitted kitchen with dining area, providing the perfect space for family meals and social gatherings. The first floor offers three generously sized bedrooms, two of which benefit from built-in double wardrobes, along with a stylish family bathroom complete with a shower.

The top floor is dedicated to a luxurious main bedroom suite, featuring double fitted wardrobes, walk-in-storage area and a sleek en-suite bathroom, combining comfort and convenience in a private retreat. Outside, the property has an enclosed rear garden with a decked entertaining area, feather-edge fencing, and a side garden with gated access. Two garages to the rear, located under the coach house, provide excellent parking and additional storage space. This home is an ideal choice for families seeking a blend of modern style, spacious living, and practical outdoor amenities, all within a desirable and accessible location.

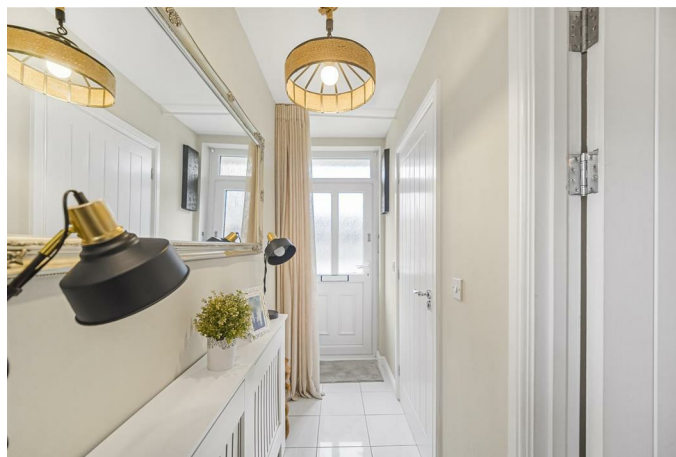
Main dwelling



Hallway 18'9 x 3'3 (5.72m x 0.99m)



Stairs to the first floor, finished with white glossy floor tiles and a radiator.



Cloakroom 6'6 x 3'0 (1.98m x 0.91m)



Low-level WC, pedestal wash hand basin, white glossy tiles, window to the rear, and radiator.

Lounge 18'0 x 12'0 (5.49m x 3.66m)



A bright and inviting lounge, filled with natural light from a large front-facing window that creates a warm and welcoming atmosphere. The room is spacious and versatile, featuring a radiator and seamless access to the kitchen, making it perfect for both relaxing and entertaining. The generous layout ensures plenty of space for comfortable seating and living.



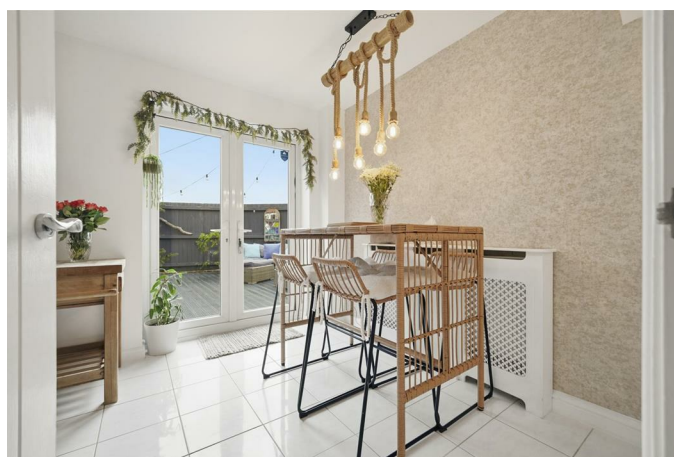
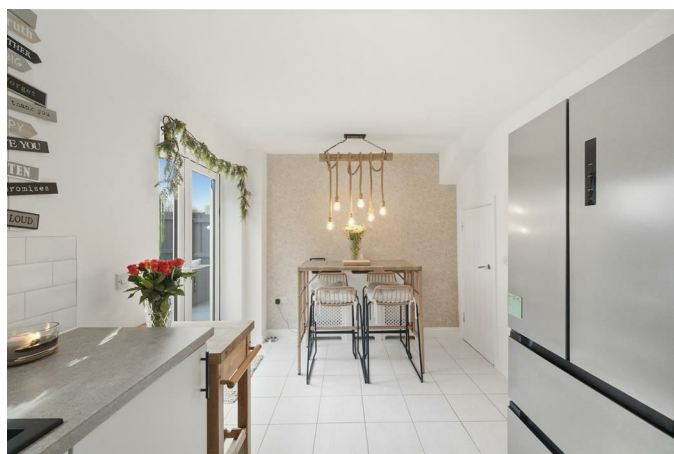
Kitchen 15'0 x 9'6 (4.57m x 2.90m)



A modern fitted kitchen with high-gloss white doors and beige-and-cream fleck worktops. It features a deep sink with drainer and a stylish gold-coloured spray pull-out tap, a gas hob with oven and extractor hood, and white brick-style feature tiles above the worktops. The kitchen also includes an integrated washing machine, plumbing for a dishwasher, and an American fridge freezer that will remain. There's space for a dining table, an understairs cupboard, high-gloss white floor tiles, patio doors leading to the rear garden, and a radiator.



Dining area



Landing 14 x 6'6 (4.27m x 1.98m)



A spacious and airy landing, featuring a deep, tall storage cupboard perfect for linen or household essentials. A second flight of stairs leads to the top floor, while a radiator ensures the space stays warm and comfortable. The landing provides a practical and welcoming transition between rooms, with plenty of natural light enhancing the open feel.

Bedroom two 12'9 x 8'9 (3.89m x 2.67m)



A bright and charming bedroom, tastefully decorated and thoughtfully designed to create a peaceful retreat. The room features built-in double wardrobes that provide generous storage while maintaining a clean and uncluttered feel. A large front-facing window fills the space with natural light, highlighting the room's inviting atmosphere and making it perfect for relaxing or unwinding at the end of the day.



Bedroom three 11'8 x 9'0 (3.56m x 2.74m)



A light and comfortable double bedroom, offering a peaceful space to unwind. It comes complete with built-in double wardrobes, providing practical storage without compromising on space. The rear-facing window allows plenty of natural light to flood the room, creating a warm and welcoming ambiance. Ideal for a restful retreat, this bedroom combines functionality with a sense of calm and openness.



Bedroom four 7'6 x 6'5 (2.29m x 1.96m)



A bright and cosy single bedroom, featuring a front-facing window that fills the room with natural light. Perfectly sized as a child's bedroom, guest room, or home office, it offers a welcoming and versatile space.

Bathroom 7'8 x 6'5 (2.34m x 1.96m)



A stylish and modern family bathroom finished in crisp white, featuring a panelled bath, pedestal wash hand basin, and low-level WC. The walls are partly tiled, complemented by high-gloss white floor tiles that create a bright and clean aesthetic. A wall-mounted chrome towel radiator adds a touch of contemporary style, while a rear-facing window allows natural light to fill the space. This bathroom combines practicality with a fresh, modern feel, perfect for everyday family use.

First floor landing

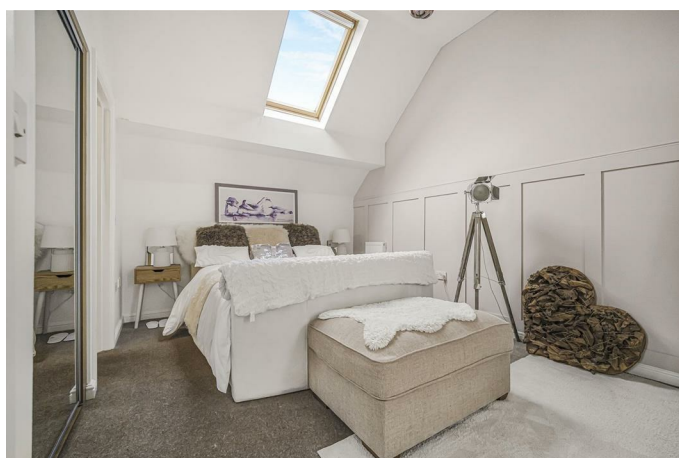
With window to side.

Main bedroom 21'5 x 10 (6.53m x 3.05m)



A truly stunning and exceptionally spacious main bedroom, designed as a luxurious retreat. The vaulted ceiling creates an airy and light-filled atmosphere,

while a walk-in dresser and generous storage area provide practical and stylish solutions for clothing and personal items. Double mirrored wardrobes add both elegance and functionality, reflecting light around the room and enhancing its sense of space. Half of one wall is adorned with tasteful panelling, adding character and sophistication to the décor. A private door leads directly to the en-suite bathroom, offering convenience and a seamless transition to a personal sanctuary. This beautifully appointed bedroom combines comfort, style, and a sense of grandeur, making it the perfect haven for rest and relaxation.



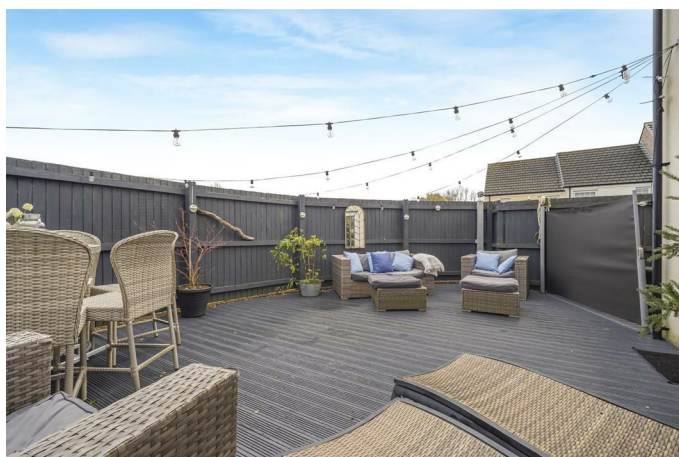
En-suite



A contemporary bathroom suite featuring a shower cubicle, low-level WC, and pedestal wash hand basin

and radiator. The walls are partly tiled, complemented by high-gloss tiled flooring that enhances the bright and modern feel. This modern suite combines functionality with a clean, sophisticated design, creating a refreshing and comfortable space.

Rear garden



Rear Garden: A beautifully enclosed rear garden, featuring quality feather-edge fencing and a decked area perfect for outdoor entertaining or relaxing in the sun. There is side access via a gate for convenience. The garden enjoys sunlight from early morning until around six in the evening, after which the sun moves to the side of the house, allowing you to catch the last rays as it sets over the Drummer Mountains. This outdoor space combines privacy, practicality, and picturesque views, making it ideal for family life or social gatherings.



Garden to side

Paved path with gate to front.

Front garden

Bordered by elegant wrought iron railings, the front garden features a neatly maintained lawn with charming small bordered bushes, creating an attractive and welcoming entrance to the property.

Double garage under coach house



Two spacious garages situated beneath a coach house, offering significantly more room than the typical new-build garages. One garage is equipped with power and lighting, and both feature convenient up-and-over doors. These garages provide excellent parking and storage solutions, combining practicality with ample space for vehicles, tools, or hobbies.

Drone



Council tax

Council Tax

Band:

D

Annual Price:

£2,441

Agent Notes

Section 21 of Estate Agency Act 1979 applies to this property.

Services

Conservation Area

No

Flood Risk

River : Very low

Seas : Very low

Floor Area

1,173 ft 2 / 109 m 2

Plot size

0.03 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

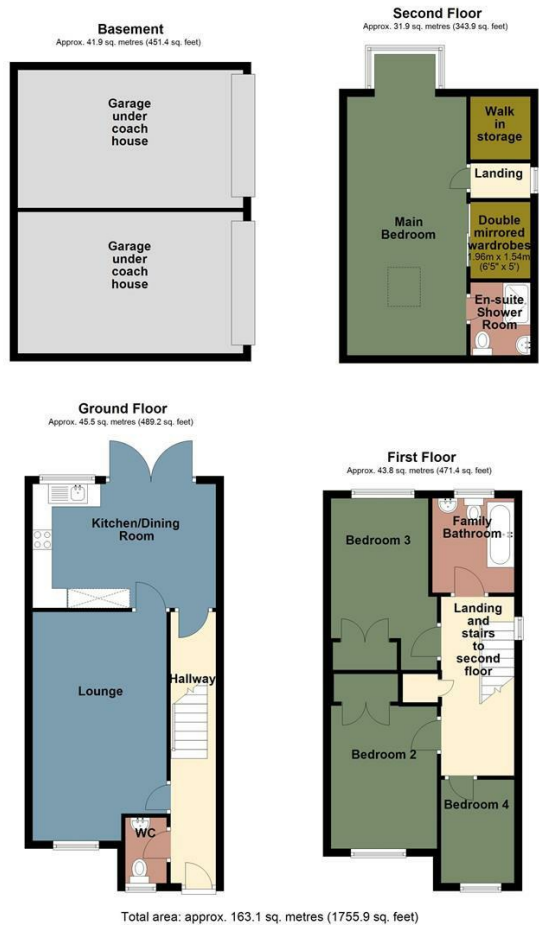
Satellite / Fibre TV Availability

BT

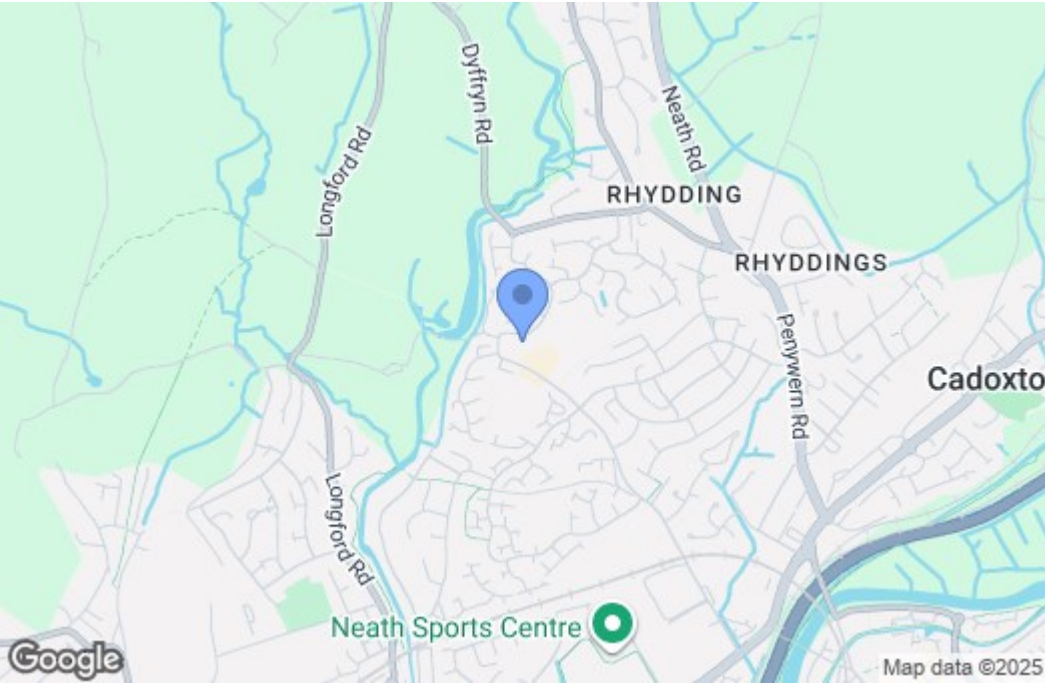
Sky

Virgin

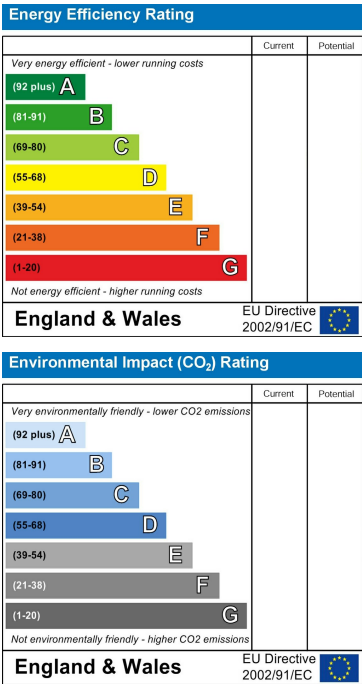
Floor Plan



Area Map



Energy Efficiency Graph



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