



## 45 Furzeland Drive, Neath, SA10 7UG

**Offers In The Region Of £394,950**

Located in a sought-after area, this detached family home offers spacious living throughout, perfect for modern family life. The ground floor features a sixth bedroom/study, lounge, sitting room, a modern fitted kitchen complete with integrated appliances, a separate utility room, and a convenient cloakroom.

The first floor boasts five generously sized bedrooms, providing ample space for a growing family or guests. There is also a family bathroom and a separate shower room, adding extra convenience for busy mornings. This home is ideally situated close to local amenities and transport links, making it a perfect blend of comfort and convenience.



## Main Dwelling



Enter through composite door into:

### Hallway 11'98 x 6'06 (3.35m x 1.98m)



with radiator, coved ceiling and stairs to first floor.

### Lounge 11'96 x 16'05 (3.35m x 5.00m)



Spacious lounge with coved ceiling, large double glazed bay window to front, gas fire (not tested) with limestone surround and radiator.



### Bedroom 6 7'96 x 11'56 (2.13m x 3.35m)

With double glazed bay window to front, coved ceiling, laminate flooring, and radiator.

**Kitchen 19'10 x 11'49 widening to 15'11 (6.05m x 3.35m widening to 4.85m)**



Fitted with base and wall units in white high gloss with coordinating work surfaces to include; space for fridge/freezer, integrated dishwasher, wine cooler, gas hob with electric oven, part tiled walls, skylight, ceramic sink and drainer with stainless steel mixer tap, double glazed window to rear and door to rear garden.



**Shower room 6'79 x 5'62 (1.83m x 1.52m)**



Fitted with three piece suite to include; low level wc, sink on vanity and walk in shower, part tiled walls, laminate flooring, upright rad, and double glazed window to side.

**Utility room 11'54 x 8'53 (3.35m x 2.44m)**

Fitted with base and wall units in red high gloss, space for washing machine and tumble dryer, double glazed window to rear and door to rear garden.

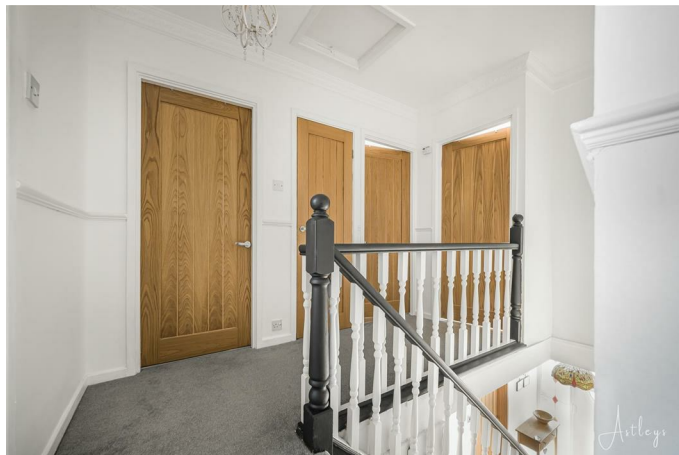
**Dining room/sitting room 24'20 x 12'34 (7.32m x 3.66m)**



With laminate flooring, double glazed window to side, coved ceiling, radiator and sliding door to rear garden.



**Landing 9'69 x 6'93 (2.74m x 1.83m)**



With storage cupboard housing combination boiler and attic hatch.

**Bedroom one 12'34 x 11'05 (3.66m x 3.48m)**



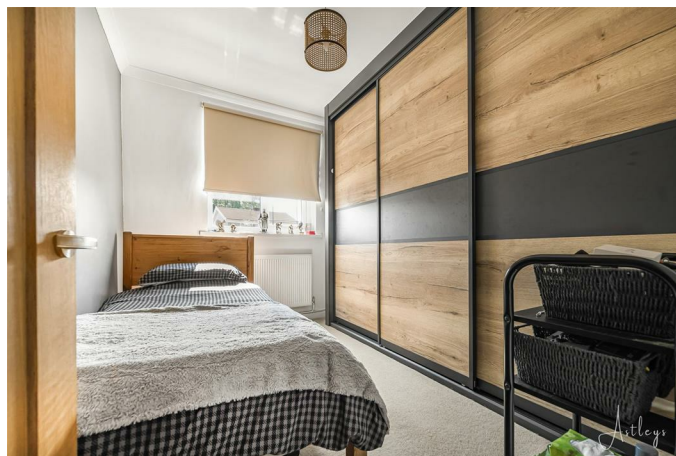
Double bedroom with fitted sharps wardrobes, radiator, coved ceiling and double glazed window to front.

**Bedroom two 9'94 x 10'13 (2.74m x 3.05m)**



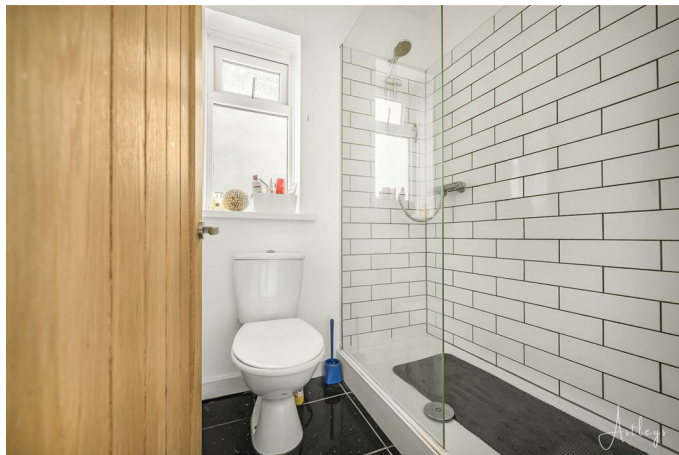
Double bedroom with coved ceiling, radiator and double glazed window to rear.

**Bedroom three 10'24 x 6'33 (3.05m x 1.83m)**



With sharps fitted wardrobes, coved ceiling, radiator and double glazed window to front.

#### Shower room 4'69 x 5'29 (1.22m x 1.52m)



Fitted with walk in shower, low level wc, part tiled walls, coved ceiling and double glazed window to side.

#### Bedroom four 8'13 x 7'26 (2.44m x 2.13m)

With sharps fitted wardrobes, coved ceiling, radiator and double glazed window to front.

#### Bedroom five 8'22 x 7'35 (2.44m x 2.13m)

With coved ceiling, radiator and double glazed window to rear.

#### Bathroom 10'81 x 5'46 (3.05m x 1.52m)



Fitted with three piece suite in white to include, traditional clawfoot bath, low level wc, sink on vanity unit, tiled flooring, upright radiator and double glazed window to rear garden.

#### Bathroom



#### Outside



Enclosed rear garden offering artificial grass, patio and summer house.

## Outside



### Agents Notes

Mobile coverage:

EE

Vodafone

Three

O2

Satellite / Fibre TV Availability

BT

Sky

Virgin

### Agents Notes

Local Authority - Neath Port Talbot

Council Tax Band: F

Annual Price: £3,526

### Agents Notes

Conservation Area: No

Flood Risk:

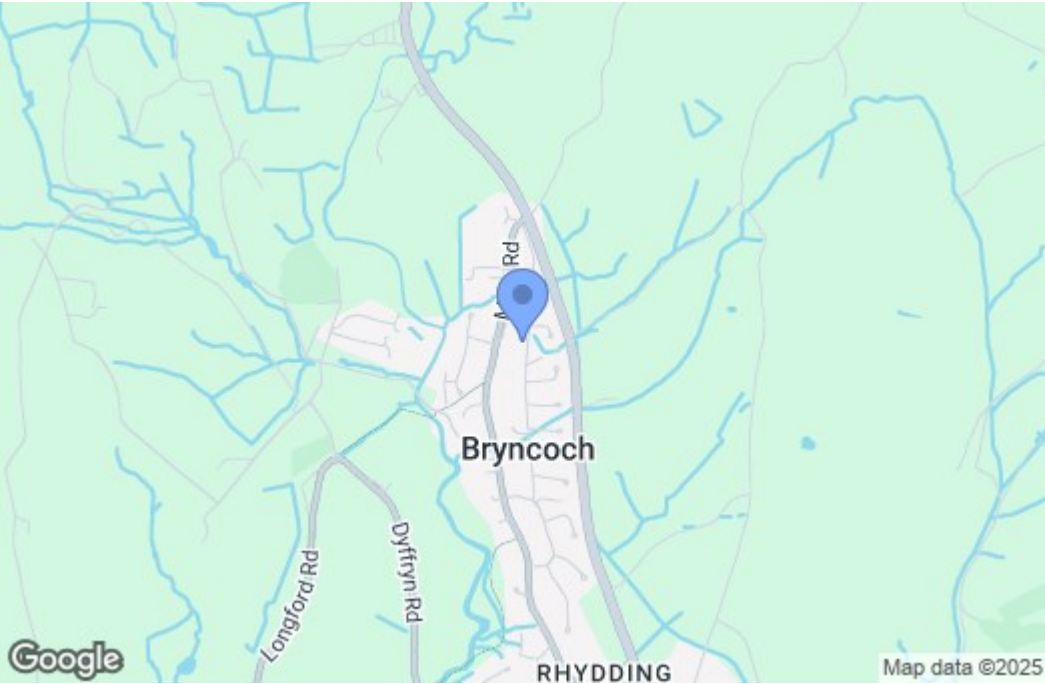
River : Very low

Seas : Very low

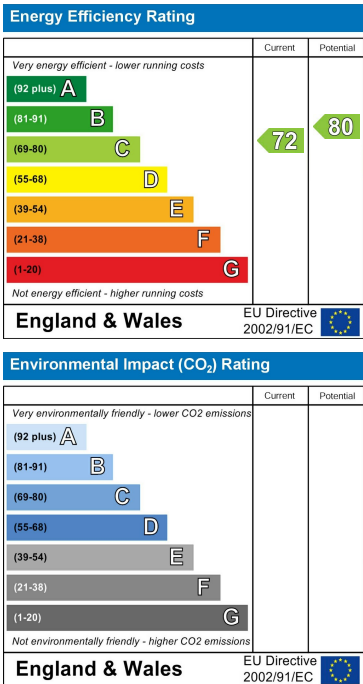


Floor Plan

Area Map



Energy Efficiency Graph



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