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6 Woodmill

Wunceirch

Neath

SA10 7PX

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Asking price £299,950

An immaculately presented and deceptively spacious three bedroom detached family home, situated within a modern and sought after development close to Neath Town Centre

A beautifully presented three bedroom detached property

Nestled within a quiet cul-de-sac

Located on a sought after development within Waunceirch, Neath

Convenient commuter access to the A465 link road and Neath Central Train Station

Within walking distance to an abundance of amenities and reputable schools

Presented to the highest of standards throughout

Two reception rooms plus contemporary kitchen

Principal bedroom with private ensuite

Recently landscaped Southerly facing rear garden

Driveway off road parking plus integral garage





This modern and immaculately presented detached family home is located within a highly sought after residential development of Waunceirch, Neath. The central location of the property allows convenient access to an abundance of local amenities to include; a reputable Primary school (Waunceirch Primary), Dwr Y Felin Comprehensive school with the neighbouring Neath College, a shopping precinct within Waunceirch offering a salon, food takeaway options and a Tesco express, playing fields with park and a local community centre. The mainline train station within Neath town centre is less than a ten minute walk away and commuter access to the A465 link road can be achieved within five minutes.

The property is entered via a modern composite and glazed panel door into an entrance hallway, laid to a wood laminate flooring. The hallway has the stairs providing access to the first floor accommodation and doorways leading to the lounge, dining room, kitchen, storage cupboard and cloakroom.

The lounge is located to the rear of the property and is a well proportioned room with a continuation of the wood laminate flooring. There is a window to the rear providing views of the garden and a set of patio doors flood the room with natural light and give access to the rear.

The kitchen is a light and airy space benefitting from a modern composite door to the side giving access to the garden. The kitchen has recently been upgraded to feature a range of contemporary base and wall mounted units, with a light Quartz worksurface over.

It offers space for fridge/freezer, space for washing machine disguised within a base unit, an integrated Dishwasher, electric oven with a four burner gas hob over and a sink unit positioned below the window to the rear. The kitchen further benefits from a useful breakfast bar area, contemporary splash back tiling and Porcelain Tiled flooring.

The dining room is located to the front of the property and has a continuation of the wood laminate flooring, with a window to the front enjoying views of the front landscape garden area. The cloakroom to the ground floor has been fitted with a white two piece suite comprising; low level WC and a wall mounted corner wash hand basin. There is a continuation of the same flooring laid as the hallway, half height tiling to all walls and an obscure glazed window to front.

To the first floor the landing gives access to all three bedrooms, the family bathroom and a loft inspection point. The master bedroom is located to the front of the property and is a good sized double bedroom with a window to front providing light and views of the quiet close, features fitted carpet flooring and benefits from floor to ceiling built in wardrobe storage to one wall. A further doorway within the bedroom gives access to the private en-suite shower room.

The en-suite has been fitted with a modern three piece suite comprising; double shower cubicle with mains shower fitted and glazed shower screen, low level WC with hidden cistern and a vanity wash hand basin with cupboard storage below.

There is Respetex to all walls, a wall mounted chrome heated towel rail, vinyl flooring laid and the room further benefits from an obscure glazed window to the side.

Bedrooms two and three are located to the rear of the property and feature fitted carpet flooring, with windows positioned overlooking the recently landscaped garden. Bedroom two is a comfortable sized double bedroom benefitting for built in wardrobe storage and bedroom three is a well-proportioned single bedroom.

The family bathroom has been fitted with a white three piece suite comprising; panel bath with over bath shower fitted, low level WC and pedestal wash hand basin. There is splashback tiling to all wet areas, wood effect vinyl flooring laid and an obscure glazed window to the side.

Externally the property benefits from a low maintenance front garden, mainly laid to ornate slate and sandstone chippings, with brick pavia borders and mature shrubs. To the side, a resin coated driveway provides off road parking for two vehicles ahead of the integral garage. The garage is accessed via the up and over garage door and benefits from power supply. Central steps from the driveway lead to the partially enclosed sheltered porch area, benefitting from windows to both the front and side.

The recently landscaped Southerly facing rear garden is mainly laid to artificial lawn, with a generous sandstone paved patio area. The garden is fully enclosed by feather edge wood fencing and the paving continues around to one side of the property allowing for convenient side access to the front.



Directions

SAT NAV USERS SA10 7PX

Tenure

Freehold

Services

All Mains Services & Metered

Council Tax Band D

EPC Rating

Viewing strictly by
appointment through
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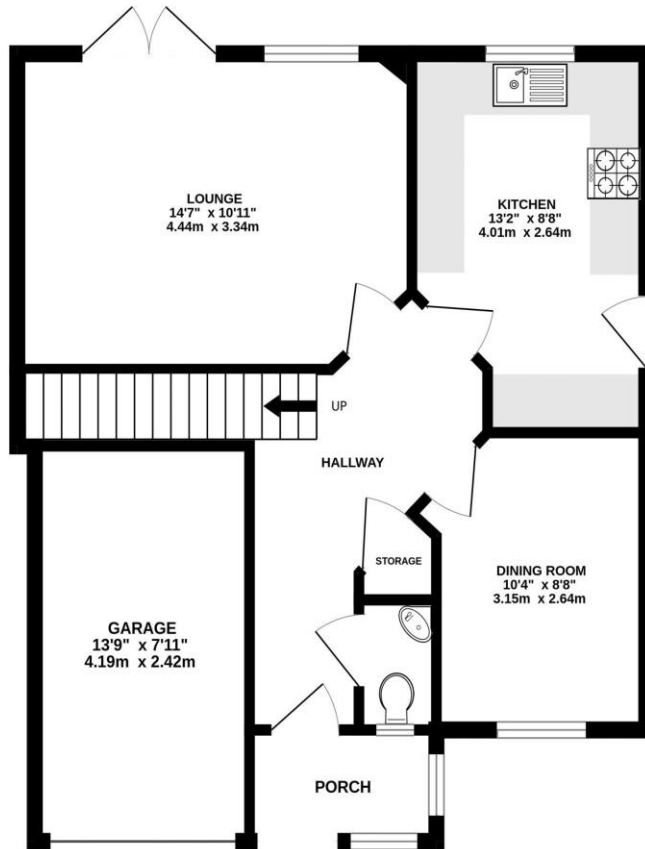


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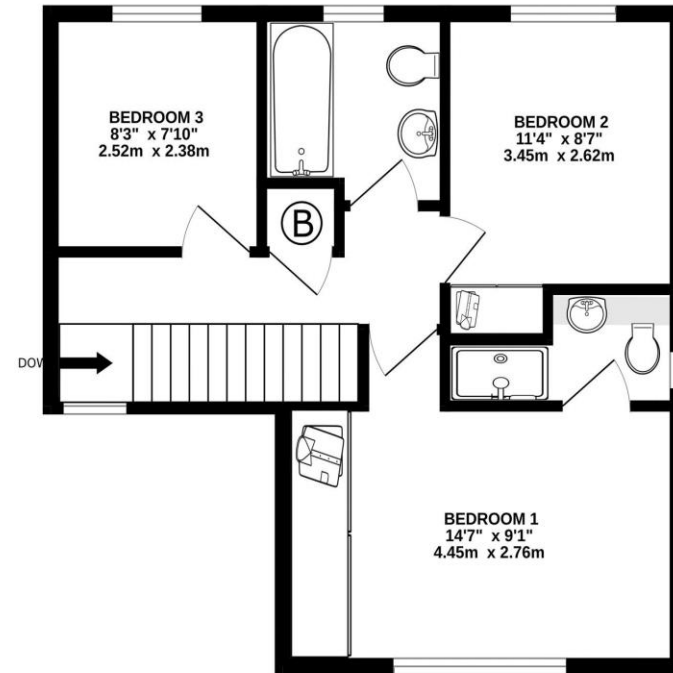
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GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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