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28 Heathland Way
Llandarcy
Neath
SA10 6FS

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Asking price **£235,000**

A very well presented three bedroom semi detached home, located on the popular development of Coed Darcy and occupying a larger than average plot, giving opportunity to extend the current off road parking.

A spacious and well presented three bedroom semi detached home

Situated on the popular and sought after Coed Darcy development

Occupying a large than average plot

Being sold with no ongoing chain

Offering convenient commuter access to the M4 and A48

Kitchen, lounge/diner and cloakroom to the ground floor

Three bedrooms and family bathroom to first floor

Master bedroom with private en-suite

Impressive landscaped rear garden

Driveway off road parking plus attached garage





Owned by the same vendor since construction, this very well presented three bedroom semi detached family home would make an ideal purchase for first time buyers, or would make a great home for those wishing to downsize their accommodation without compromise to outside space.

The property is entered via a modern composite and glazed panel door into the entrance hallway, featuring ceramic tiled flooring, a fixed staircase to the first floor accommodation and has doorways leading off the the kitchen, lounge/diner and cloakroom.

The kitchen is located to the front of the property and has been fitted with a contemporary range of base and wall mounted units, with a light laminated worksurface over. It offers an integrated electric oven with a four burner gas hob above, modern extractor unit, a stainless steel sink unit positioned below the front double glazed window, ceramic tiled flooring and offers space for fridge/freezer and washing machine.

The lounge/diner is located to the rear of the property. This large reception room is flooded with natural light from a double glazed window unit plus a set of double glazed french patio doors.

The room features laminate wood flooring and has access to a generous storage cupboard.

The cloakroom has been fitted with a two piece suite comprising; low level WC and a vanity wash hand basin with cupboard storage below. The room has a continuation of the ceramic tiled flooring as the hallway and splashback tiling behind the sink unit

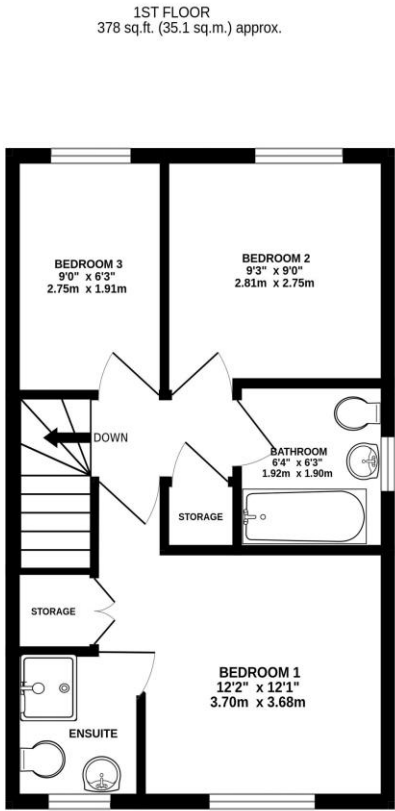
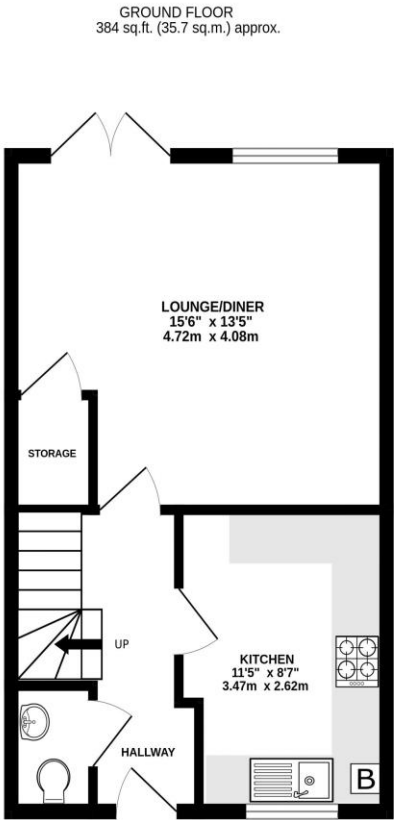
The staircase rising to the first floor landing offers fitted carpet flooring and the landing gives access to all three bedrooms, the family bathroom and a useful airing storage cupboard. The Master bedroom is located to the front of the property and is a large double sized bedroom. It offers laminate wood flooring, a double glazed window to the front, built in wardrobe storage and has access to a private en-suite shower room.

The shower room has been fitted with a three piece suite comprising; corner shower cubicle, low level WC and pedestal wash hand basin. There is an obscure double glazed window to the front providing light and ventilation.

Bedrooms two and three are located to the rear of the property and both benefit from double glazed windows offering far ranging views and laminate wood flooring. The shared family bathroom has been fitted with a three piece suite comprising; panel bath, low level WC and pedestal wash hand basin. There is an obscure double glazed window to the side providing light and ventilation.

Outside to the front of the property, a neatly presented courtyard garden, laid mainly to ornate stone slate chippings, is enclosed by a half height stone wall and wrought iron railings. To the side, a tarmac driveway provides off road parking for one vehicle ahead of the attached single garage. The garage has a traditional up and over front door, benefits from power supply and features a pedestrian door to the rear, allowing access into the garden.

To the side of the driveway, a further level garden area is enclosed by a matching stone wall with railings. The area is laid to ornate stone slate chippings and could possibly offer the potential of additional off road parking. A tall wrought iron side gate adjoining the garage gives access to the beautifully landscaped, enclosed rear garden. The garden features a paved patio space and paved steps lead to an impressive decked area. The decked area is the focal feature of the garden, with a uniquely designed seating area surrounding an area of artificial grass.





Directions

Sat Nav Users SA10 6FS

Tenure

Freehold

Services

All Mains Services

Council Tax Band C

EPC Rating C

Viewing strictly by
appointment through
Herbert R Thomas

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Energy performance certificate (EPC)

Address	Property type	Energy rating	15 January 2017
33 Alfred Street, Neath, West Glamorgan, SA11 1EH	Semi-detached house	C	

Property type Semi-detached house

Total floor area 75 square metres

Rules on letting this property

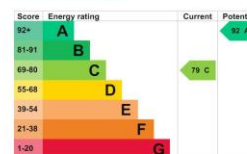
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the website](#) and [landlords](#) (the [Energy Performance Certificate](#) and [Energy Efficiency](#)).

Energy rating and score

This property's energy rating is C. It has the potential to be A.

[See how to improve this property's energy efficiency](#)



The graph shows the property's current and potential energy rating.

Properties get a rating from A (best) to G (worst), and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- The average energy rating is D
- The average energy score is 50

Breakdown of property's energy performance

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