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28 Meadow Bank
Llandarcy, Neath, SA10 6FJ

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Asking price **£127,000**

An immaculately presented two double bedroom first floor apartment, set within a desirable, purpose-built development on the sought-after Meadow Bank estate in Llandarcy.

Immaculately presented first floor apartment within a purpose-built apartment building

Located on the sought-after Meadow Bank development in Llandarcy

Excellent commuter access to the M4 and surrounding areas

Two well-proportioned double bedrooms

Spacious open-plan kitchen, dining and living area

Juliette balcony to the front enjoying far-reaching views

Ownership includes a share of the freehold

985 years remaining on the lease

Building maintenance and external areas managed by a professional management company

Allocated off-road parking space

Generous shared timber lockable external storage shed





This stylish and spacious apartment offers modern, low-maintenance living in a quiet and well-regarded residential setting. Positioned on the first floor of a well-maintained block, the property boasts two generously sized double bedrooms, a bright and airy open-plan living/dining space with a contemporary fitted kitchen, and a well-appointed bathroom.

The property is entered via a secure composite communal door into a well-maintained communal hallway, featuring fitted carpet and a staircase rising to the first floor.

The apartment itself is accessed through a solid wood door into a welcoming entrance hallway with laminate wood flooring.

From here, doorways lead to the spacious open-plan living area at the front, the contemporary shared bathroom, a generous built-in storage cupboard, and the rear bedroom accommodation.

The bright and spacious open-plan living, dining, and kitchen area is flooded with natural light, thanks to two front-facing and one side-facing double glazed windows. A set of UPVC double glazed doors opens onto a Juliette balcony, offering far-reaching views across towards Neath. The room features a continuation of the attractive wood-effect laminate flooring throughout, enhancing the sense of space and cohesion.

The well-appointed contemporary kitchen is fitted with a range of modern units and includes an integrated fridge/freezer, integrated washer/dryer, and a built-in electric oven with a four-burner gas hob and a stainless steel extractor hood above. Sleek splash back tiling adds a stylish finishing touch to this practical and inviting space.

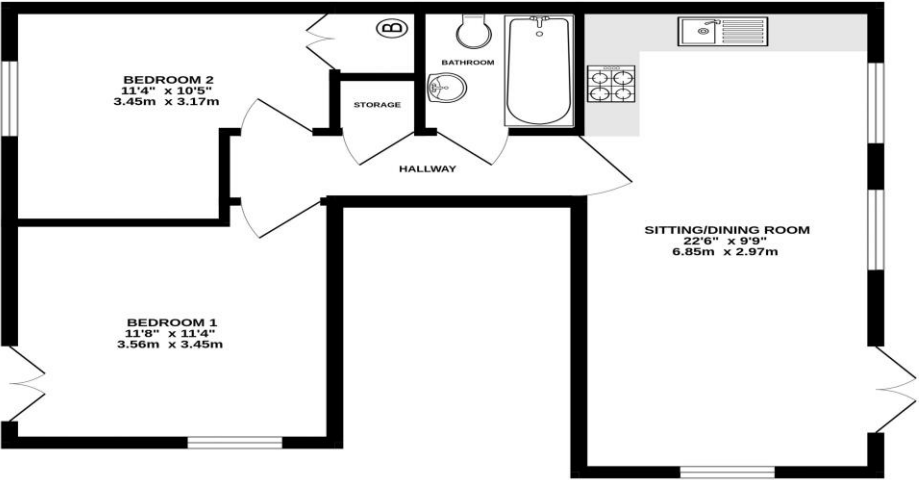
The apartment offers two generously sized double bedrooms, both positioned to the rear of the property for added privacy. Each room is beautifully presented, with fitted carpet and ample space for freestanding furniture. The principal bedroom also benefits from a peaceful outlook over the surrounding development via a set of UPVC

double glazed patio doors opening onto a Juliette balcony. Bedroom two features a built in wardrobe storage cupboard and currently houses the gas boiler for central heating.

The modern family bathroom is fitted with a three-piece white suite comprising a panelled bath with shower over and glass screen, a pedestal wash hand basin, and a low-level WC. The space is finished with contemporary tiling to the splash-prone areas and stylish vinyl flooring.

The apartment benefits from allocated parking and the communal areas are attractively maintained, there is also a shared locked shed to accommodate bicycles and/or other outdoor items. Ideally located for access to the M4 corridor, Neath, Swansea, and nearby amenities, the property would make an ideal first-time buy, downsize, or investment opportunity.

GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 550 sq.ft. (51.1 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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Directions

Sat Nav Users SA10 6FJ

Tenure

Leasehold 985 years

Services

All Mains Services Ground Rent £50 Per Annum

Service Charge £900 Per Annum Management

Company £50 Per Annum

Council Tax Band C

EPC Rating

Viewing strictly by
appointment through
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Energy performance certificate (EPC)

28 Meadow Bank Llanedeyrn NEATH SA10 6FJ	Energy rating B	Valid until 15 July 2035
		Certificate Number 0380-2943-6836-2405-8245

Property type Mid-floor flat

Total floor area 57 square metres

Rules on letting this property

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

You can need [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/energy-ratings-for-landlords) (<https://www.gov.uk/guidance/energy-ratings-for-landlords>).

Energy rating and score

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

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

<https://find-energy-certificate.service.gov.uk/energy-certificates/0380-2943-6836-2405-8245>

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

