



## 10 Oakland Drive,, Neath, SA10 7ED

**£349,950**

This attractive three-bedroom detached home is set within a highly sought-after residential area, tucked away in a quiet cul-de-sac that offers a sense of peace, privacy, and community. Ideally suited to families, couples, or anyone seeking a comfortable and well-located home, the property presents a versatile layout and a welcoming feel throughout. Upon entering, you are greeted by a bright and inviting hallway that provides access to the main living spaces. The property boasts two spacious reception rooms, offering fantastic flexibility for modern living. The main lounge enjoys ample natural light and provides the perfect space for relaxing or entertaining, while the second reception room can be used as a dining room, family room, home office, or playroom depending on your needs. A convenient downstairs cloakroom adds further practicality for everyday family life.

The kitchen is well-proportioned, with the potential to personalise or update to your own taste. From here, access leads out to the enclosed rear garden, a secure and private outdoor space ideal for children, pets,

## Main Dwelling



Enter via composite door into:

**Porch 7'48 x 2'94 (2.13m x 0.61m)**

With tiled flooring and door into:

**Hallway 12'07 x 7'68 (3.84m x 2.13m)**



With luxury vinyl tile flooring, radiator, coved ceiling and stairs to first floor.

## Lounge 13'37 x 12'99 (3.96m x 3.66m)



Cosy lounge with luxury vinyl tile flooring, log burner (not tested), coved ceiling, radiator and window to front.



## Dining room 12'28 x 12'41 (3.66m x 3.66m)



With coved ceiling, radiator and double doors going out to rear garden.



## Kitchen

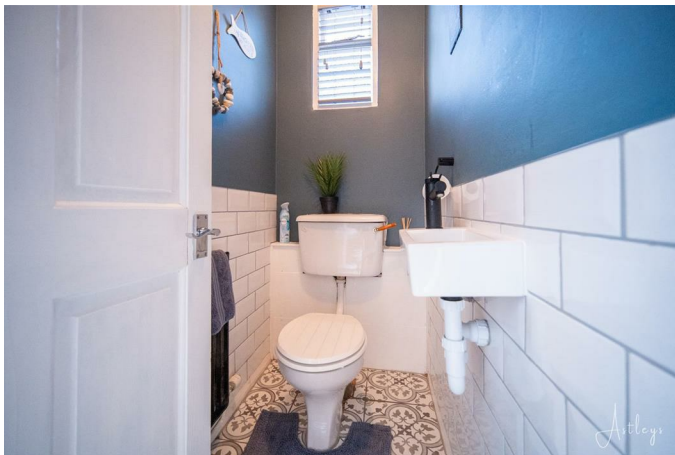


Fitted with base and wall units in cream with coordinating work surfaces to include, belfast sink, tiled flooring, part tiled walls, electric oven and hob, space for fridge/freezer, spot lights, breakfast bar and window to rear.





**Cloakroom 5'96 x 2'95 (1.52m x 0.61m)**



With tiled flooring, part tiled walls, pedestal wash hand basin, low level wc and window to side.

**Landing 6'65 x 8'98 (1.83m x 2.44m)**



With covered ceiling, window to side and storage cupboard.

**Bedroom one 12'35 x 14'35 (3.66m x 4.27m)**



Double bedroom with covered ceiling, radiator, space for wardrobes and window to rear.



**Bedroom two 13'20 x 14'48 (3.96m x 4.27m)**



Double bedroom with radiator, coved ceiling, attic hatch, space for wardrobes and window to front.



**Bedroom three 8'93 x 7'93 (2.44m x 2.13m)**



With storage cupboard, coved ceiling, radiator and window to front.

**Bathroom 7'88 x 6'53 x 8'85 (2.13m x 1.83m x 2.44m)**



Fitted with four piece suite to include panelled bath, corner shower, low level wc, pedestal wash hand basin, fully tiled walls, tiled flooring, heated towel rail and window to rear.



## Outside



Front garden laid to lawn. Side driveway providing off-road parking leading to single attached garage with power and light and personal access door into property. Enclosed rear garden laid to lawn and patio.



## Drone footage



## Agents Notes

Mobile coverage:

EE

Vodafone

Three

O2

Broadband

Satellite / Fibre TV Availability:

BT

Sky

Virgin

## Agents Notes

Local Authority: Neath Port Talbot

Council Tax Band: E

Annual Price: £2,983

Conservation Area: No

Flood Risk

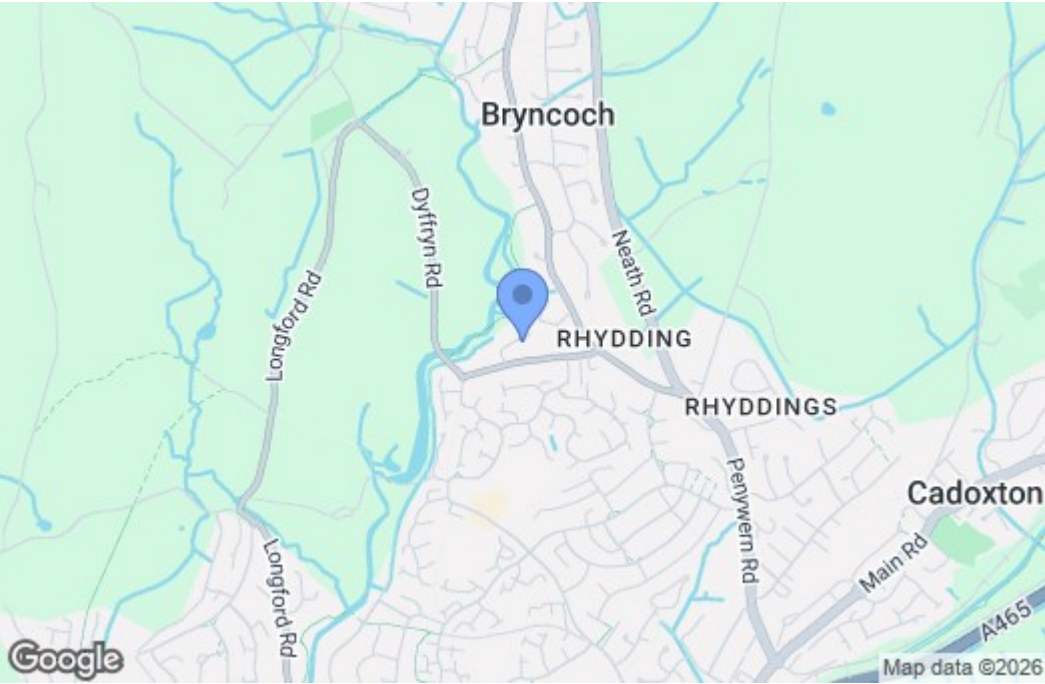
River : Very low

Seas : Very low

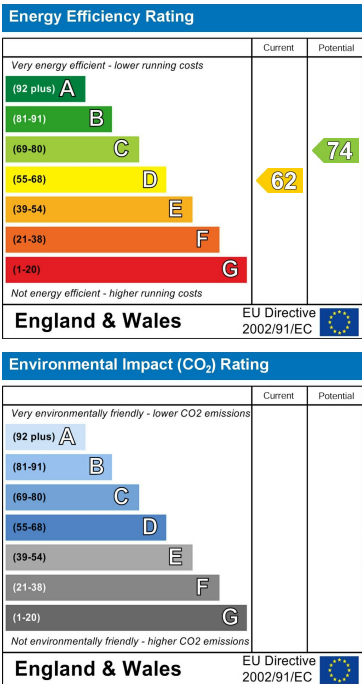
Floor Plan



Area Map



Energy Efficiency Graph



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