



## 35 Y Gilfach, Llandarcy, Neath, SA10 6GA

**Offers In The Region Of £349,950**

Nestled in the sought-after modern development of Y Gilfach, Llandarcy, this impressive detached house offers a perfect blend of comfort and convenience. Spanning an ample 1,453 square feet, this spacious family residence is designed to cater to the needs of modern living, making it an ideal choice for families or those seeking extra space.

Upon entering, you are greeted by a welcoming cloakroom that leads into a large lounge, perfect for relaxation and entertaining guests. The fully fitted kitchen, complete with a utility room, provides a functional space for culinary enthusiasts and everyday family meals. The ground floor layout is thoughtfully designed to ensure a seamless flow between living spaces.

As you ascend to the first floor, you will find four well-proportioned bedrooms, each offering a tranquil retreat. The master bedroom benefits from an ensuite shower room, providing added privacy and convenience. A

## Main dwelling



Garage and driveway. Enter through composite door into:

## Entrance hall

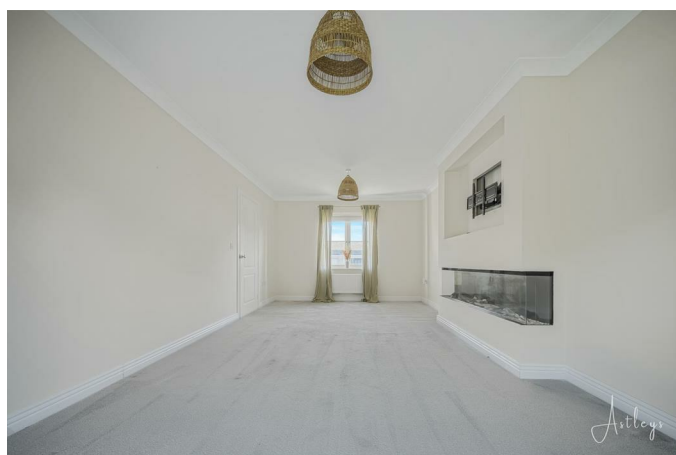


with radiator, understairs storage cupboard, stairs to first floor.

## Lounge 21'6 x 11'3 (6.55m x 3.43m)



Window to the front, patio doors to the garden, feature wall with feature fireplace and 2 x radiators.

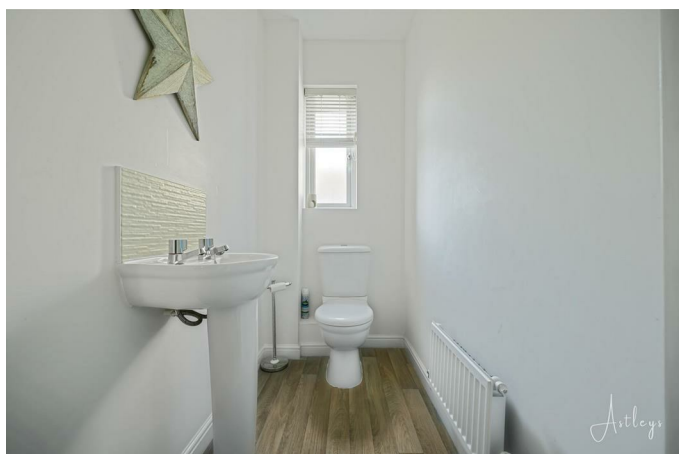


**Second reception 11'4 x 44'4 (3.45m x 13.51m)**



Window to the front and radiator.

**Cloakroom 6'9 x 3'5 (2.06m x 1.04m)**



White, low level w/c with sink, radiator and window to the back

**Kitchen/diner 12'7 x 10'11 (3.84m x 3.33m)**



Range of cream base and wall units with wood effect counters, partially tiled walls, integrated fridge/freezer and dishwasher, electric oven and gas hob, sink with drainer and mixer tap, radiator and patio doors to the garden and feature window to the garden

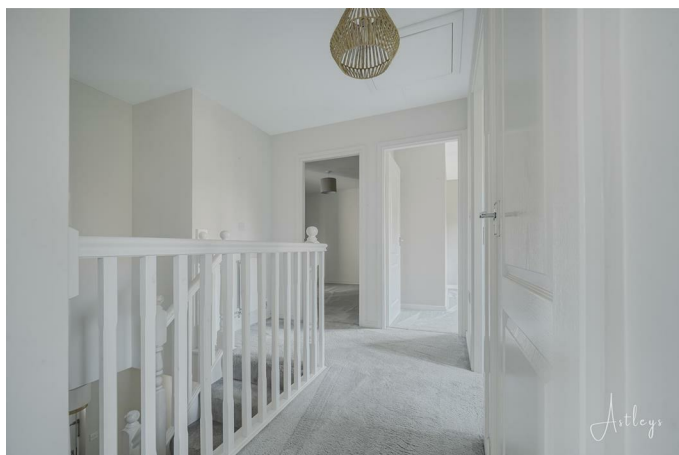


**Utility room 7'7 x 5' (2.31m x 1.52m)**



Housing the boiler, space for washing machine and tumble dryer, range of cream wall and base units, sink , partially tiled walls with door to the garden

**Landing**



Storage cupboard with shelving and radiator

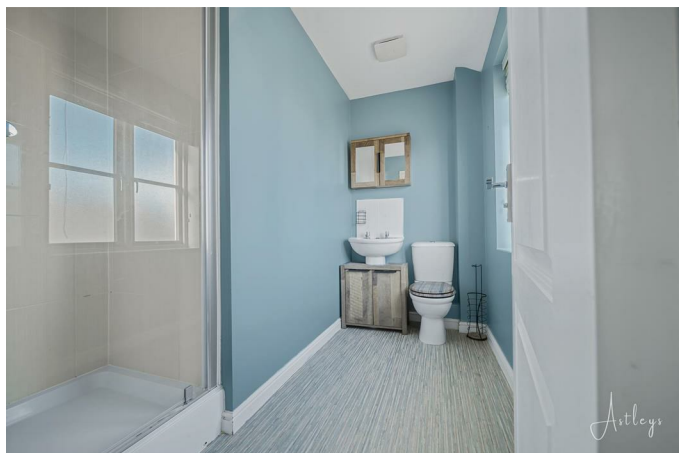
**Bedroom 1 13'10 x 11' (4.22m x 3.35m)**



Air conditioning unit, window to the front and radiator



**En suite 8'5 x 4'2 (2.57m x 1.27m)**



Cushioned floor, shower unit, low level w/c, sink and window to the front

**Bedroom 2 11'6 x 11'3 (3.51m x 3.43m)**



Window to the front, radiator and air conditioning unit

**Bedroom 3 12'6 x 9'8 (3.81m x 2.95m)**



Window to the back and radiator

**Bedroom 4 11' x 9'8 (3.35m x 2.95m)**



window to the back, radiator and air conditioning unit

## Bathroom



Cushioned floor, window to the back, bath with shower over, low level w/c, sink and heated towel rail

## Garden



A range of shrubs, artificial grass and paving with access to the front via a side gate.

## Garden



## Drone



## Agents notes

Conservation Area :

No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

1,453 ft<sup>2</sup> / 135 m<sup>2</sup>

Plot size:

0.10 acres

Mobile coverage:

EE

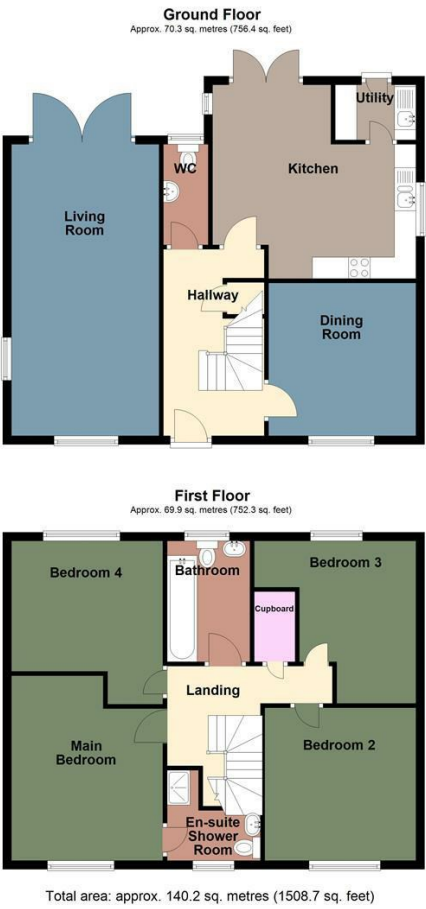
Vodafone

Three  
O2  
Broadband:  
Basic  
8 Mbps  
Ultrafast  
1800 Mbps  
Satellite / Fibre TV Availability:  
BT  
Sky  
Virgin

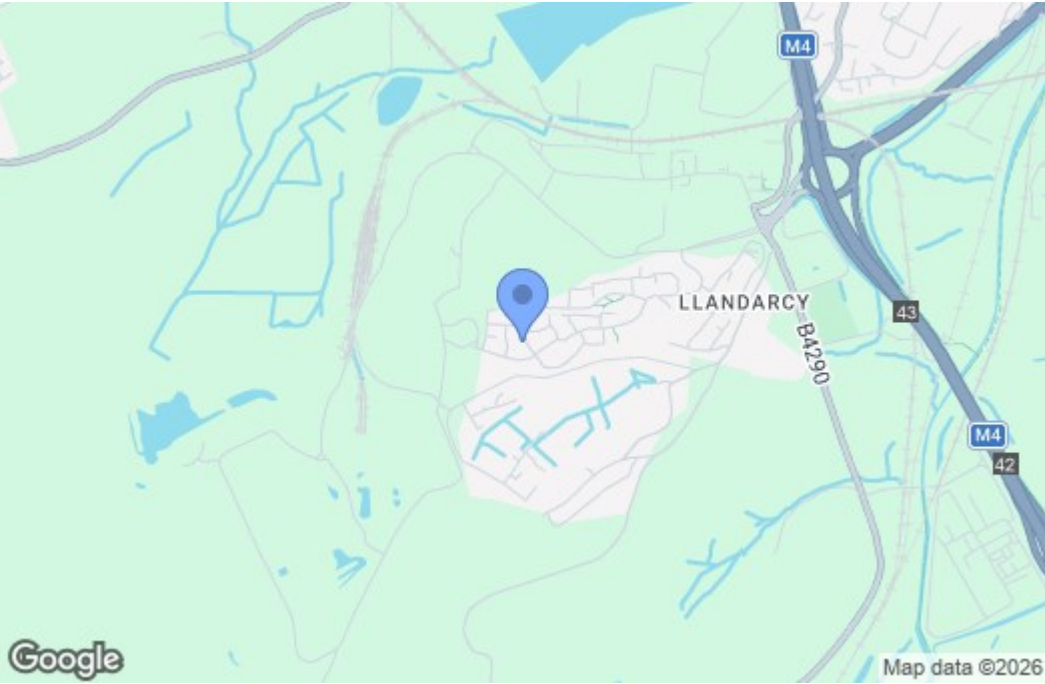
**Agents notes**

Neath Port Talbot Council Tax Band: E  
Annual Price: £2,983

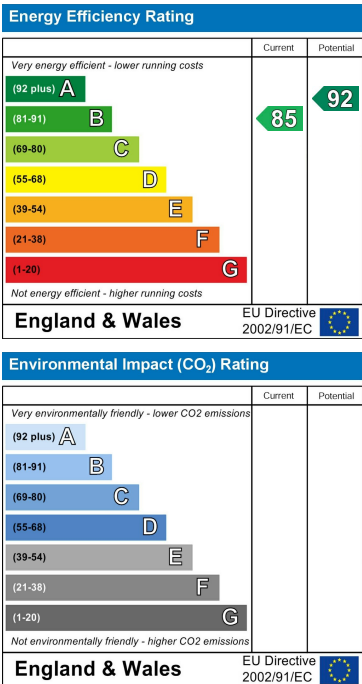
Floor Plan



Area Map



Energy Efficiency Graph



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