



Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers

12 Offices Across South Wales

Glamorgan Green  
Llandarcy  
Neath  
Neath Port Talbot.

Price £335,000



- DETACHED PROPERTY
- FOUR BEDROOMS
- ONE RECEPTION ROOM
- WELL APPOINTED KITCHEN/DINER
- MODERN LAYOUT
- ALLOCATED PARKING FOR TWO VEHICLES
- GARAGE

### General Description

The perfect family home!  
An exceptional townhouse in a sought-after location in Llandarcy, Neath.

EPC Rating: B84

Viewing: 01639 646 926

Website: [www.ctf-uk.com](http://www.ctf-uk.com)

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#### Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com)

Tel: 01639 646 926

Email: [neath@ctf-uk.com](mailto:neath@ctf-uk.com)

Web: [www.ctf-uk.com](http://www.ctf-uk.com)

## Property Description

An exceptional family home awaits you in the charming town of Llandarcy, Neath. This stunning townhouse offers spacious living across three floors, with a welcoming entrance hallway leading to a cosy lounge, a modern kitchen/diner, and a convenient cloakroom on the ground floor.

Upstairs, you will find two generous double bedrooms, one with a lovely Juliet balcony, along with a family bathroom. The top floor boasts two more double bedrooms, one with an en-suite bathroom and Juliet balcony, perfect for enjoying the views over the surroundings.

Outside, this property offers allocated parking for two vehicles, a garage for added convenience, and a low maintenance frontage. The side access leads to an enclosed rear garden, complete with a lush lawn and a patio seating area – ideal for summer gatherings with family and friends.

Located in Llandarcy, Neath, this property enjoys excellent connectivity to the A465 and M4 corridor, making commuting a breeze. The area is rich with local amenities, including shops, restaurants, and schools, ensuring all your needs are met just a stone's throw away.

Additionally, regular bus routes and train services provide easy access to nearby towns and cities.

Don't miss out on the opportunity to make this beautiful townhouse your new home. Call now to arrange a viewing and experience the wonderful lifestyle that awaits you in this prime location.

### Hallway (16' 10" x 6' 9") or (5.14m x 2.06m)

Entrance to hallway, radiator, laminate flooring.

### Cloakroom (5' 8" x 2' 11") or (1.73m x 0.90m)

Extractor fan, hand basin, WC, radiator, laminate flooring.

### Lounge (12' 5" x 10' 8") or (3.78m x 3.25m)

Bay window to front, electric fireplace, radiator, laminate flooring.

### Kitchen/Diner (11' 9" x 7' 11") or (3.59m x 2.41m)

French patio doors & window to rear, range of wall & base fitted units with work top over, breakfast bar with integrated oven, hob with extractor fan above, integrated fridge/freezer, dish washer, washing machine, bowl & 1/2 sink unit. radiator, tiled flooring.

### First Floor Accommodation (16' 11" x 6' 9") or (5.16m x 2.06m)

Window to front, radiator. Doors leading to.

### Bedroom 1 (10' 11" x 10' 8") or (3.32m x 3.25m)

French patio doors opening up to Juliette balcony to rear, storage cupboard, radiator.

### Bedroom 2 (11' 0" x 10' 8") or (3.35m x 3.25m)

Window to front, storage cupboard, radiator.

### Family Bathroom (7' 3" x 6' 10") or (2.20m x 2.08m)

Frosted window to rear, panelled bath unit, vanity hand basin, WC, extractor fan, radiator, laminate flooring.

### Second Floor Accommodation (11' 3" x 6' 9") or (3.43m x 2.07m)

Window to side, access to loft. Doors leading to.

### Bedroom 3 (15' 8" x 12' 4") or (4.77m x 3.76m)

French patio doors opening up to Juliette balcony to the rear, wall fitted wardrobes, radiator.

### En Suite (8' 6" x 5' 3") or (2.60m x 1.59m)

Frosted window to rear, walk in shower, vanity hand basin, WC, extractor fan, radiator, tiled walls, laminate flooring.

**Bedroom 4 (8' 7" x 14' 4") or (2.61m x 4.36m)**  
Windows to front, airing cupboard with heating system, radiator.

## External

Low maintenance frontage, allocated parking for two vehicles & single garage, side access leading to enclosed rear garden with lawn & patio seating area.

## Agents Note

Property & driveway are freehold. Garage is leasehold.

## Services

Mains electricity, mains water, mains gas, mains drainage

## Tenure

Freehold

## Council Tax

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