



## 11 Princess Drive, Neath, SA10 7PZ

**Offers In The Region Of £560,000**

Executive Detached Family Home in a Tranquil Woodland Setting. Situated in a peaceful cul-de-sac surrounded by woodland, this superior executive detached home offers spacious and beautifully presented accommodation—perfect for modern family living. Ideally located close to well-regarded local schools and colleges, the property provides both convenience and a serene environment. The ground floor features a welcoming entrance hall with a cloakroom, a large living room ideal for entertaining, a versatile sitting room/study, and a spacious fitted kitchen/diner with patio doors out to the garden. Upstairs, there are four well-proportioned bedrooms, including two with en-suite shower rooms, in addition to a modern family bathroom. Outside, the home benefits from a good-sized front and rear garden, with hot and cold water tap, Indian sandstone patio, lawned area, mature shrubs and ample off-road parking plus a double detached garage with electricity.

## Main Dwelling



Enter via composite door into:

## Entrance hall



With stairs to first floor, understairs storage, coved ceiling, radiator and window to the front.

## Living room 21'7" x 12'9" (6.6 x 3.9)



Log burner, laminate flooring, sliding doors to rear, coved ceiling, two radiators, two double glazed windows to front.



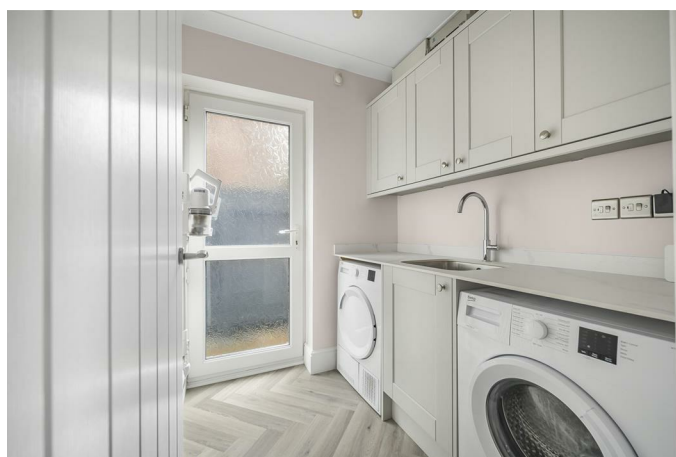
**Kitchen/diner 21'2" x 14'0" (6.47 x 4.27)**



Fitted with base and wall units in light grey shaker style with coordinating work surfaces to include; gas hob, electric oven and built in microwave, integrated dishwasher, fridge and freezer, pull out larder, Belfast sink, coved ceiling, double glazed windows to rear, part tiled walls, quick lock cushioned flooring with underfloor heating, and patio doors to rear garden.



**Utility room 5'11" x 5'5" (1.81 x 1.66)**



Inverted stainless steel sink, tiled floor, radiator, coved ceiling, double glazed door to side, space for washing machine and tumble dryer.

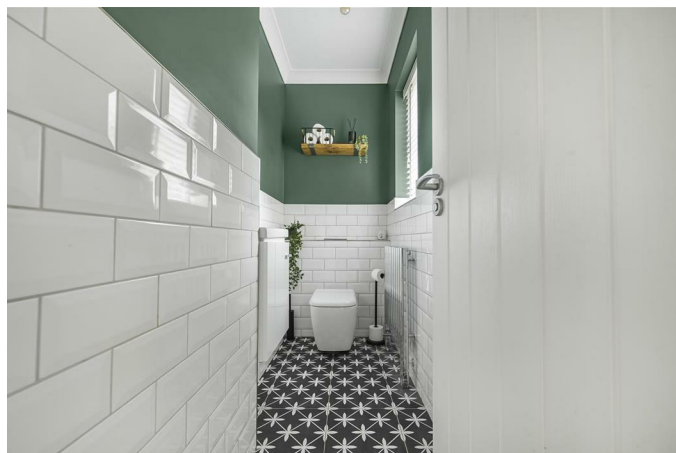
### Study/playroom 9'8" x 8'11" (2.96 x 2.73)



With quick lock flooring, double glazed window to the front, radiator and coved ceiling.



### Cloakroom



Fitted with two piece in white with w/c, sink in enclosed unit, tiled walls, double glazed window to front, and chrome radiator.

### First floor landing



Gallery style landing with two double glazed windows to front, coved ceiling, storage cupboard housing hot water tank, radiator and attic hatch with pull down ladder.

**Bedroom 1 12'9" x 10'11" (3.90 x 3.35)**



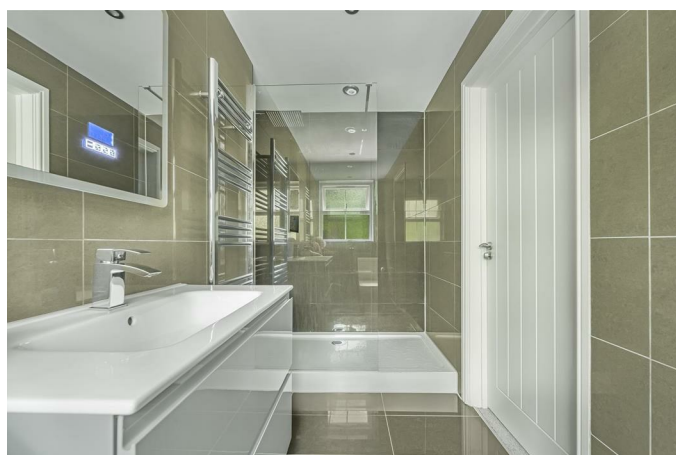
With built in wardrobes, double glazed window to rear, coved ceiling, radiator, door to en suite.



**Ensuite 4'7" x 10'4" (1.42 x 3.15)**



Fully tiled walls and floor, double glazed window to rear, spotlights to ceiling, heated towel rail, white sink on vanity unit, low level w/c, walk in shower.



**Bedroom 2 14'2" x 9'9" (4.34 x 2.98)**



Built in wardrobes x 2, window to back, spotlights to ceiling and coving.

**Ensuite 5'5" x 4'3" (1.67 x 1.30)**



Walk in shower, sink in unit, low level w/c, window to side, spotlights to ceiling, tiled floor and part tiled walls.

**Bedroom 3 10'8" x 8'0" (3.27 x 2.44)**



With radiator, built in wardrobe and double glazed window to front.



**Bedroom 4 9'3" x 8'7" (2.83 x 2.64)**



With radiator, built in wardrobe and double glazed window to front.



**Bathroom 6'11" x 6'0" (2.11 x 1.84)**



With fully tiled walls, sink on vanity, tiled flooring, panelled bath, radiator and double glazed window to side.

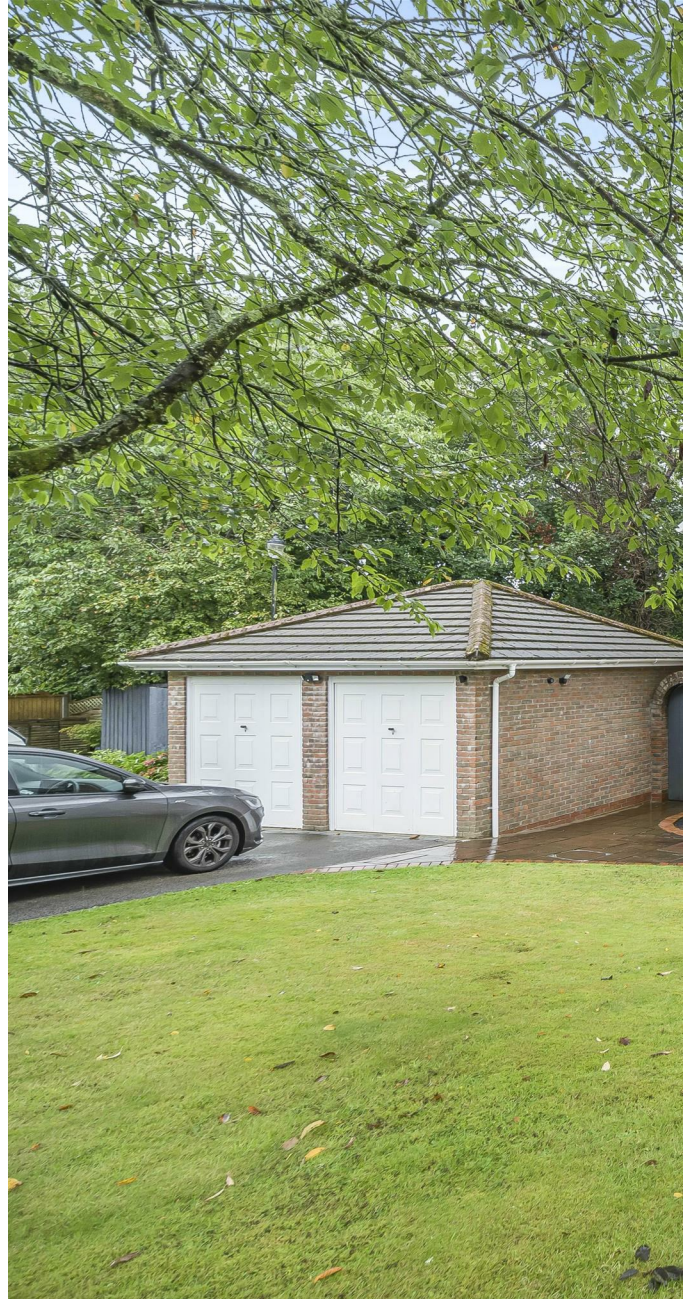
**Garden**



Front lawn laid mainly to lawn with mature trees and shrubs. Off road parking for two vehicles to driveway leading to double detached garage both with power and light. Side access gate to enclosed, private rear garden. The property backs onto woodland.



Double garage







Rear patio



Drone image



Front garden



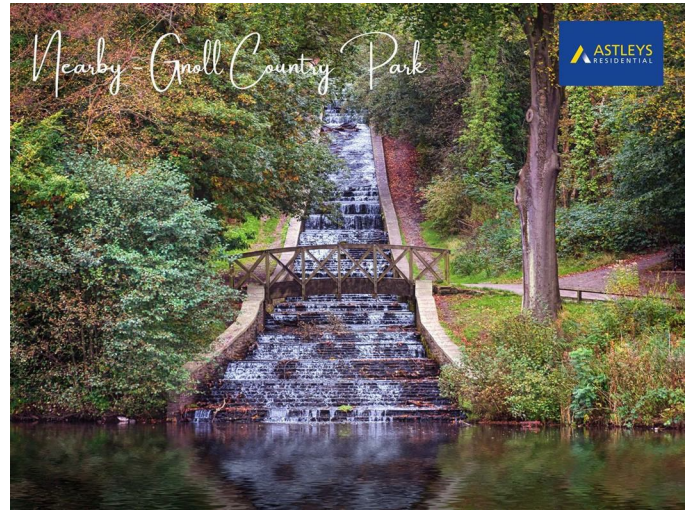
## Rear garden



## Local walks



## Local walks



### Agents notes

Neath Port Talbot Council Tax

Band: E

Annual Price: £4,068

### Agents notes

Conservation Area :

No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

1,668 ft 2 / 155 m 2

Plot size:

0.17 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

7 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability:

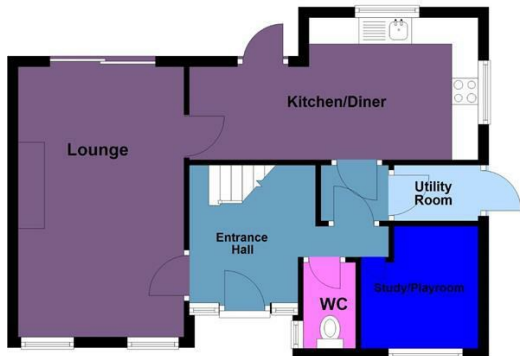
BT

Sky  
Virgin

## Floor Plan

### Ground Floor

Approx. 46.9 sq. metres (504.6 sq. feet)



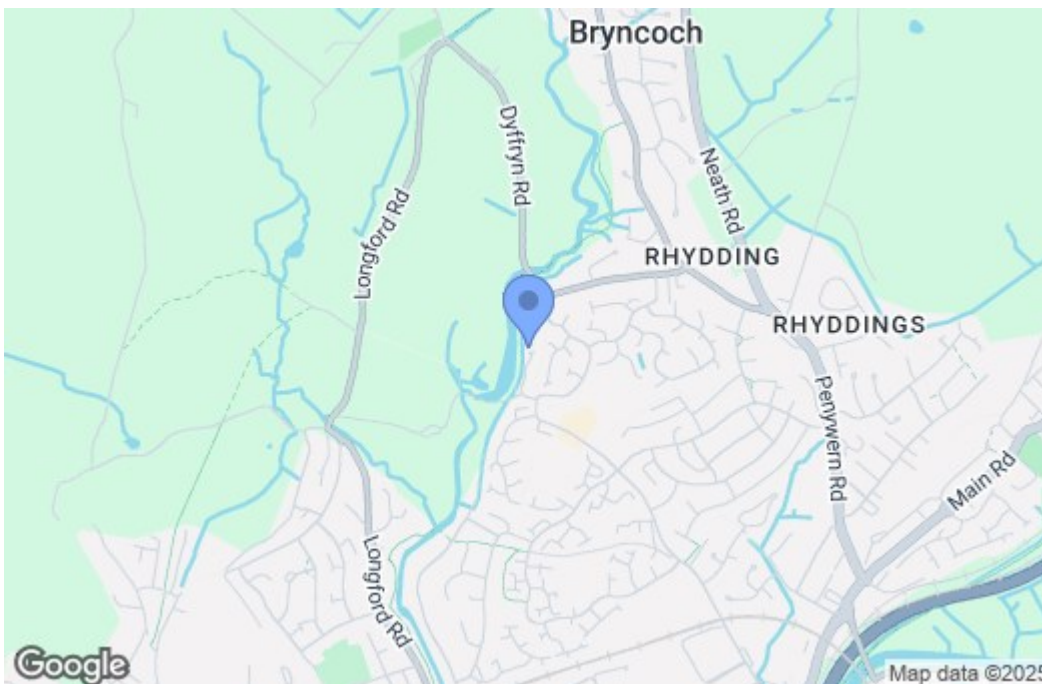
### First Floor

Approx. 50.6 sq. metres (544.6 sq. feet)

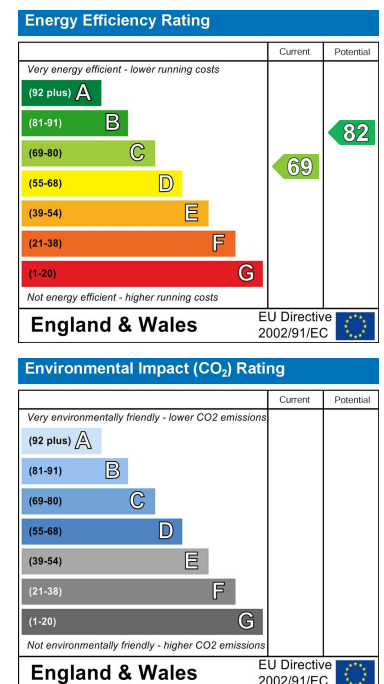


Total area: approx. 97.5 sq. metres (1049.2 sq. feet)

## Area Map



## Energy Efficiency Graph



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