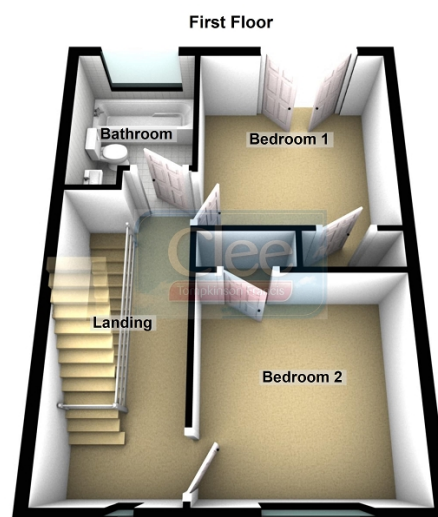
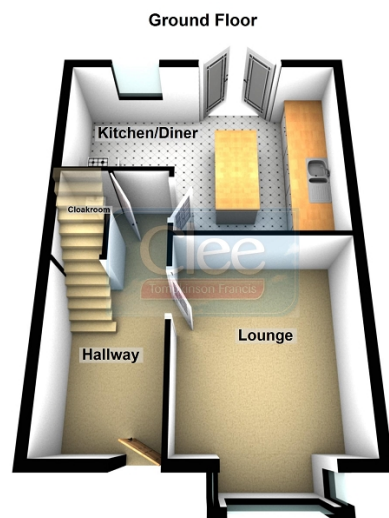


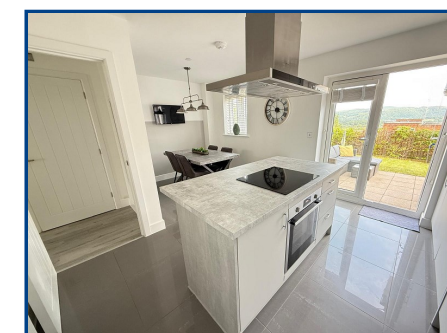
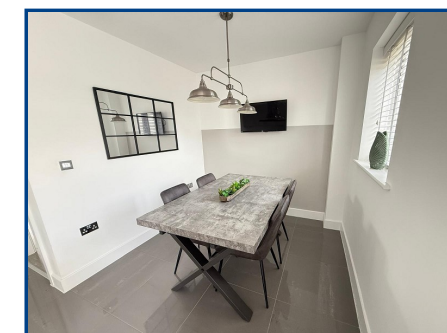
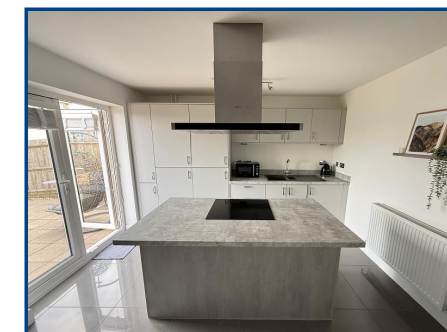
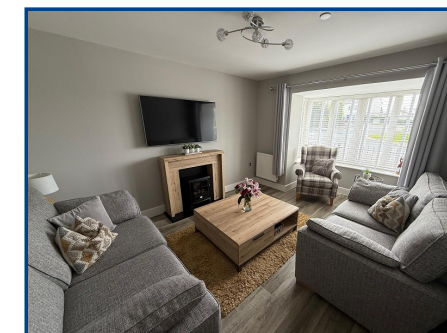


**Glamorgan Green
Llandarcy
Neath
Neath Port Talbot.**

Price **£335,000**



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



EPC Rating: B84

General Description

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

Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 12 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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

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, siring 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
E

