



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

Offers In The Region Of £179,950

Set in an elevated position with far reaching views, this freehold, coach house offers a well balanced living space centred around an open plan lounge and dining area. The interior is well presented throughout, creating a home that feels easy to settle into, with the added benefit of a private garage.

The accommodation begins with stairs rising into a hallway, with internal access to the garage below. A further staircase leads to the main living space, where the lounge and dining area enjoy plenty of natural light. A separate kitchen sits just off, while the bathroom and two comfortable bedrooms are arranged to offer a practical and private layout.

Llandarcy is a well regarded location with a strong community feel, offering access to nearby gym facilities, schools and everyday amenities. The coastline is within easy reach, along with nearby towns, while the M4 provides convenient connections for commuting.

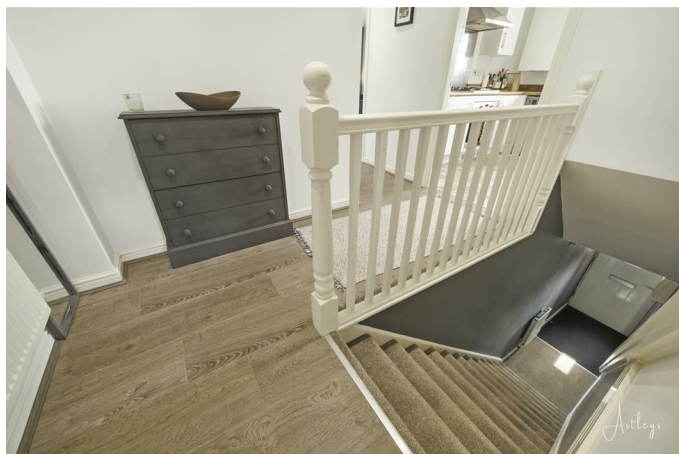
A well positioned home suited to professionals or smaller households.

## Main dwelling



Composite door into hallway:

**Hallway/stairs 2'8 x 7'7 (0.81m x 2.31m)**



Access to the garage and stairs to first floor with radiator

## Landing



Laminate flooring, radiator and spotlights to the ceiling

## Landing



**Lounge/diner 10'5 x 23'5 (3.18m x 7.14m)**



Laminate flooring, with double doors to Juliet balcony, window to the side, two radiators, spot lights to the ceiling



**Kitchen 9'9 x 9'7 (2.97m x 2.92m)**



Range of cream base and wall units with coordinating

wood effect counter tops, stainless steel sink with mixer tap, gas hob with electric oven and extractor fan, space for dishwasher, fridge/freezer and washing machine, lino flooring, spot lights to the ceiling, window to the front and storage cupboard



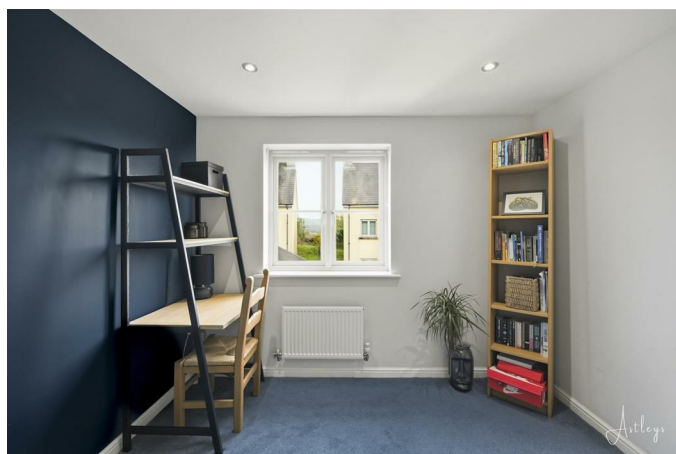
**Bedroom 1 9'7 x 14'1 (2.92m x 4.29m)**



Spot lights to the ceiling, window to the front and radiator



**Bedroom 2 9'7 x 10'5 (2.92m x 3.18m)**



Spotlights to the ceiling, radiator and window to the side



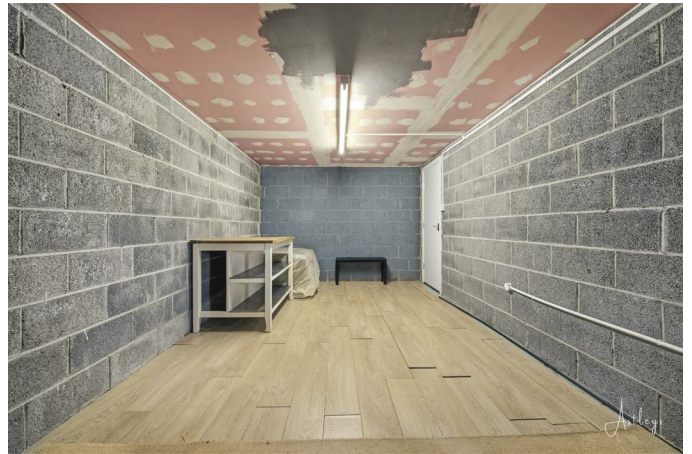
**Bathroom 6'6 x 6'3 (1.98m x 1.91m)**



White suite with low level w/c, pedestal sink with mirror over, bath with shower over, spotlights to the ceiling, lino flooring, radiator, mirrored storage unit



**Garage**



Up and over door with understairs storage cupboard

**View from lounge**



**Drone**



### Agents notes

Neath Port Talbot Council Tax Band: C

### Agents notes

Conservation Area:

No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

807 ft 2 / 75 m 2

Plot size:

0.02 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

8 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability:

BT

Sky

Virgin

## Floor Plan

### Ground Floor

Approx. 16.1 sq. metres (172.8 sq. feet)



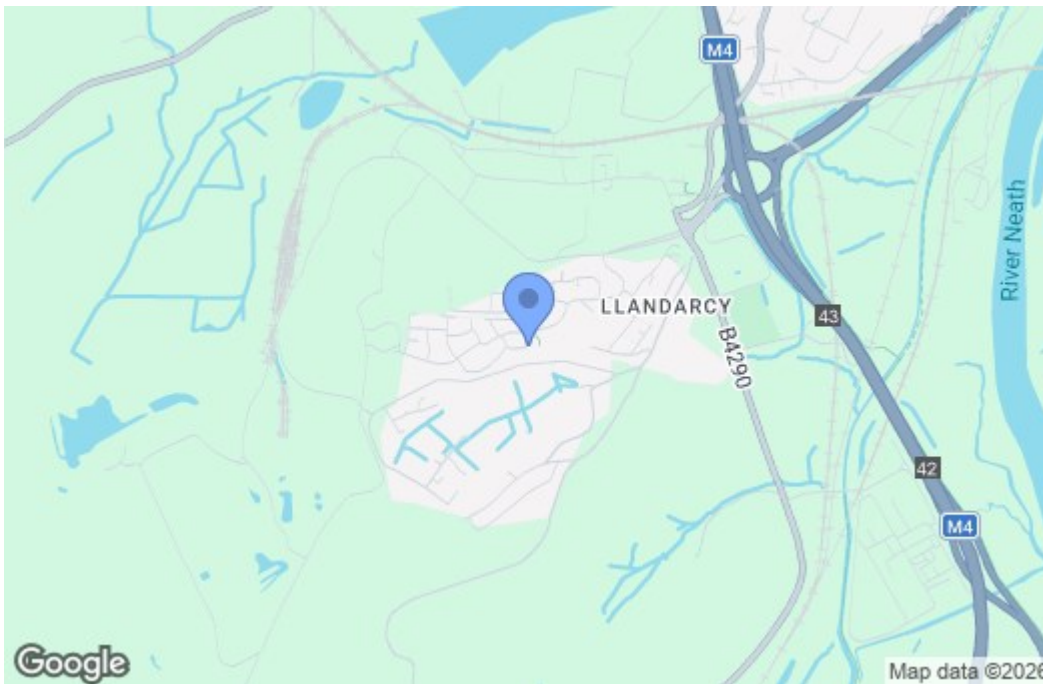
### First Floor

Approx. 53.9 sq. metres (580.7 sq. feet)

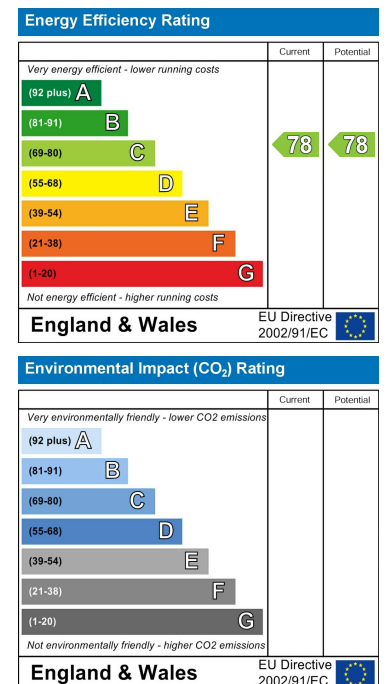


Total area: approx. 70.0 sq. metres (753.5 sq. feet)

## Area Map



## Energy Efficiency Graph



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