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7 Heathland Way
Llandarcy,
Neath,
Neath Port Talbot,
SA10 6FT

Asking price O.I.E.O £349,950

Set within the highly desirable Coed Darcy development, this beautiful four-bedroom detached family home offers contemporary living space and a versatile layout ideal for a family. Immaculately presented throughout and thoughtfully enhanced by the current owners, the property combines style, comfort, and practicality. With excellent transport links to the M4 corridor and A465, off-road parking, a garage with a converted summer room, and great outdoor spaces, this home is perfectly suited for families and professionals alike.

Four bedrooms

Located just off junction 43

Summer room

Two bathrooms and downstairs WC

Newly fitted kitchen with quartz worktops

Off Road parking via a driveway





The property is approached via a short concrete pathway, framed by a stone boundary wall and low-maintenance astroturf, creating a neat and attractive frontage. A driveway provides off-road parking and leads to the garage.

Ground Floor

The front door opens into a welcoming entrance hallway, setting the tone for the rest of the home. The hallway provides access to the ground-floor rooms, with a staircase rising to the first floor featuring a stylish carpet runner. A practical under-stairs storage cupboard offers excellent space for coats, shoes, and household essentials.

Kitchen / Diner

The heart of the home is the stunning open-plan kitchen/diner, designed with both entertaining and everyday family living in mind. To the front of the property is a comfortable sitting area, enhanced by a UPVC double-glazed window and radiator, creating a relaxed space.

The newly refurbished kitchen is finished to a high standard and features contemporary matching base and wall units, complemented by sleek quartz worktops. Integrated appliances include an oven, hob, fridge freezer, and dishwasher. A striking central island provides additional storage, preparation space, and casual seating.

To the rear, there is ample space for a family dining table, ideal for both everyday meals and entertaining guests. French doors open directly onto the rear garden, creating a seamless indoor-outdoor flow.

Additional features include a vertical radiator and a side-facing UPVC double-glazed window, allowing natural light to flood the room throughout the day.

Utility Room

Situated off the kitchen, the utility room offers further storage with units to either side, a stainless steel sink with drainer, and space for a washing machine and tumble dryer. A door provides direct access to the rear garden, making this a highly practical space for family living.

Downstairs WC Comprising a WC and hand basin with a decorative patterned splashback, complemented by a frosted double-glazed window for privacy.

Living Room

The living room is a spacious and bright reception room, accessed from the hallway. Dual-aspect windows to the front and side allow plenty of natural light, while patio doors open onto the rear garden, making this an ideal space for relaxing or entertaining. The room is finished with a radiator and offers excellent flexibility for furniture layout.

First Floor

Landing

The first-floor landing is fitted with carpet and a radiator and provides access to all bedrooms and the family bathroom.

Bedroom One

A generous double bedroom positioned to the front of the property, featuring fitted wardrobes with a stylish panelled surround and integrated lighting. A double-glazed window overlooks the front with a radiator beneath. The en-suite shower room is well appointed and comprises a shower enclosure with tiled splashbacks, hand basin with built-in storage, WC, a frosted window, and a modern vertical radiator.

Bedroom Two

Another well-proportioned double bedroom to the front of the property, featuring a UPVC double-glazed window and radiator.

Bedroom Three

Located to the rear, this spacious double bedroom enjoys views over the garden and benefits from a double-glazed window and radiator.

Bedroom Four

Currently utilised as a walk-in wardrobe and dressing room, this versatile double bedroom could easily be returned to a bedroom, home office, or nursery. It features a rear-facing double-glazed window and radiator.

Family Bathroom

The family bathroom is finished to a modern standard and comprises a bath with rainfall showerhead and glass screen, hand basin with storage, and WC. The room is enhanced by mosaic-style flooring and tiled splashbacks, creating a stylish and practical space.

External

The rear garden is an excellent family-friendly outdoor space, designed for low maintenance and year-round enjoyment. Laid with astroturf and patio slabs, it offers areas for dining, play, and relaxation. The garden can be accessed directly from the living room, kitchen/diner, and utility room. Divided into three sections by fencing panels, it is fully enclosed by concrete boundary walls, providing a high level of privacy.

Garage & Summer Room

The garage has been thoughtfully divided, with the front section retained for storage. To the rear, a fully converted summer room offers a versatile additional space, ideal for use as a home office, playroom, gym, or entertainment room. This room benefits from bi-folding doors opening onto the garden, creating a flexible and attractive extension of the living space.



Directions

For Sat Nav users SA10 6FT

Tenure

Freehold

Services

All main services.

Council Tax Band E

EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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DynamicPDF® Evaluation (www.DynamicPDF.com)

Energy performance certificate (EPC)

7 Heathland Way Llanelli SA14 8LZ SA10 6FT	Energy rating C	Valid until 7 April 2024
Property type Total floor area	Detached house 131 square metres	Certificate number: 9800-2670-0122-4305-3443

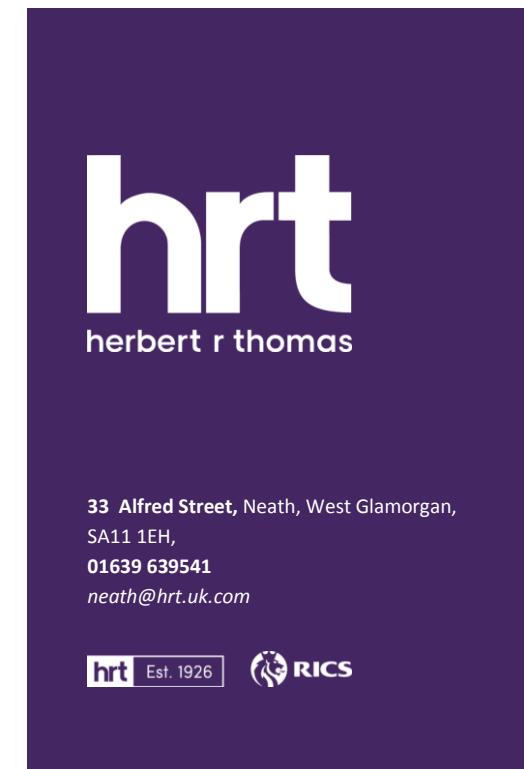
Rules on letting this property

Properties can be let if they have an energy rating from A to E. You can read [guidance on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

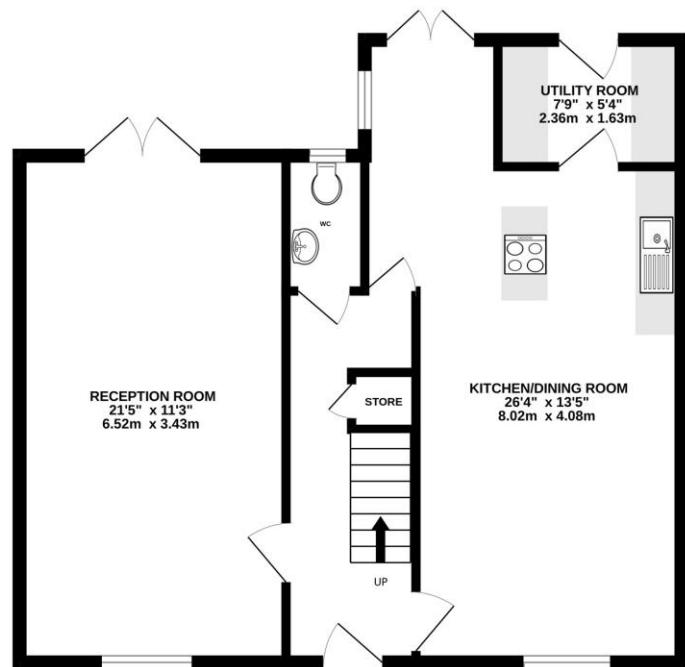
See how to improve this property's energy efficiency.



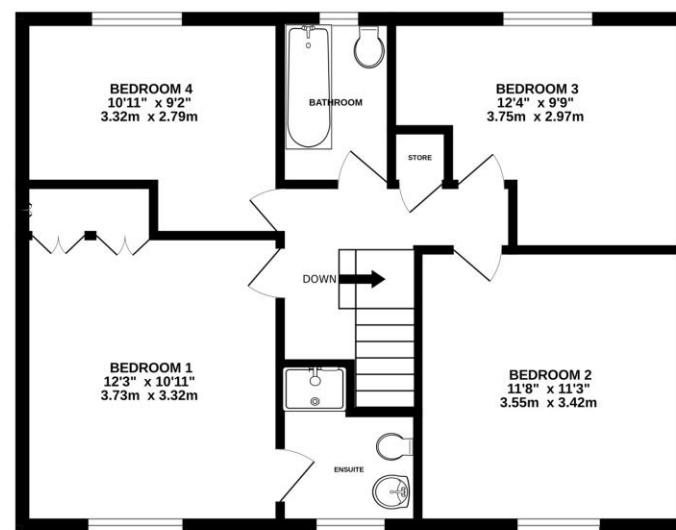
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 1261 sq.ft. (117.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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