



## 4 Furzeland Drive, Neath, SA10 7UF

### Offers In The Region Of £375,000

Set within a generous corner plot, this chain free, freehold, detached home enjoys a rare sense of space and privacy, with a wrap around garden that brings light and greenery into everyday life. There is ample parking alongside a garage, making arrivals effortless, while the setting places local schools, shops and a welcoming coffee shop within an easy walk. Inside, the accommodation has been arranged to suit modern family living, with a notably large main bedroom and a through lounge diner that opens directly onto the garden through patio doors, creating a natural connection between indoors and out.

The wider setting adds to the appeal. Neath offers a strong sense of community alongside everyday convenience, with well regarded schools, local parks and access to open green spaces such as nearby walking routes and country parkland. The town centre provides a mix of independent cafés, shops and services, while the coastline of Swansea Bay is within easy reach for weekend walks and sea air. Road and rail links connect smoothly with Swansea, Cardiff and beyond.

This is a home that balances space, comfort and location, ideally suited to families, professionals or those seeking a relaxed lifestyle move with room to grow.

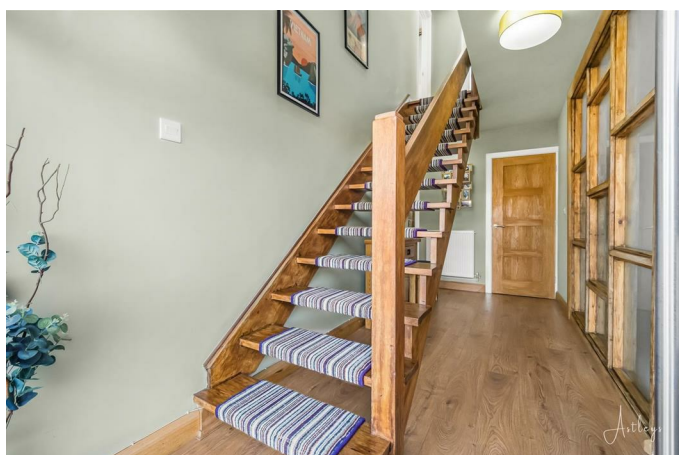


## Main dwelling



Enter via composite door into:

## Hallway 12' x 15'4 (3.66m x 4.67m)



with radiator, and stairs to first floor.

## Lounge 16'1 x 11'9 (4.90m x 3.58m)



Through lounge/diner. Lounge with window to the front, laminate flooring, door into the hallway and radiator.

## Lounge



**Dining room 8'7 x 11'1 (2.62m x 3.38m)**



Patio doors to the back garden, laminate flooring, radiator and door into kitchen.

#### **Dining room**



**Kitchen 11'6 x 9'3 (3.51m x 2.82m)**



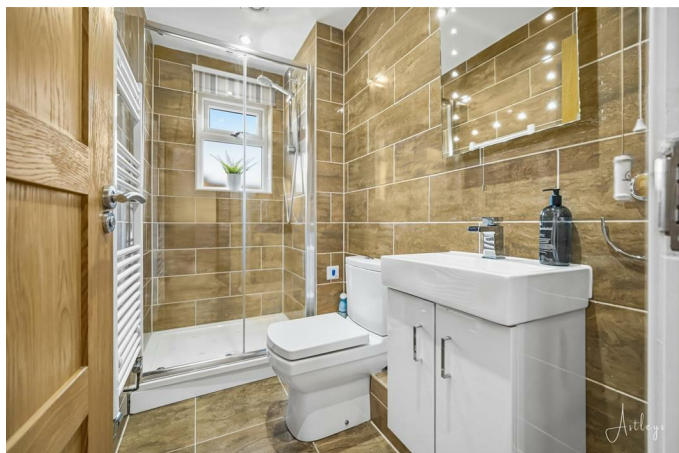
A range of wood effect work tops, a range of base and wall units, integrated dishwasher and space for washing machine, stainless steel sink with mixer tap, spot lights to ceiling and laminate floor, door to the side garden, and window to the back.

#### **Kitchen**





#### Shower room 3'9 x 8 (1.14m x 2.44m)



Vanity sink with mixer tap, walk in shower and low level w/c, spot lights to ceiling and heated towel rail, tiled floor, window to the side.

#### Bedroom 4 11' x 7'3 (3.35m x 2.21m)

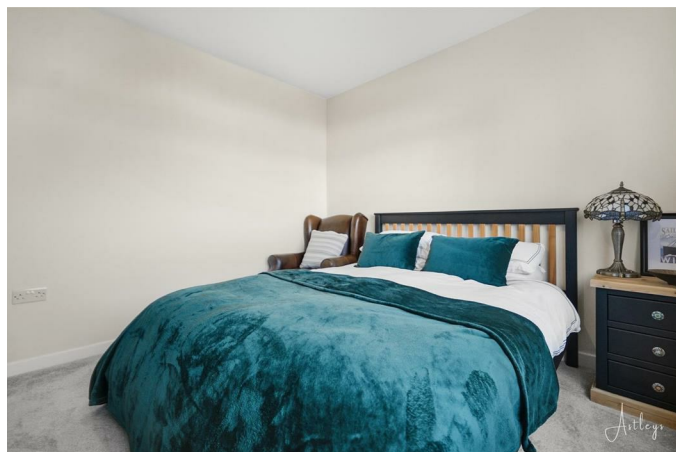


Window to the side and radiator.

#### Bedroom 4

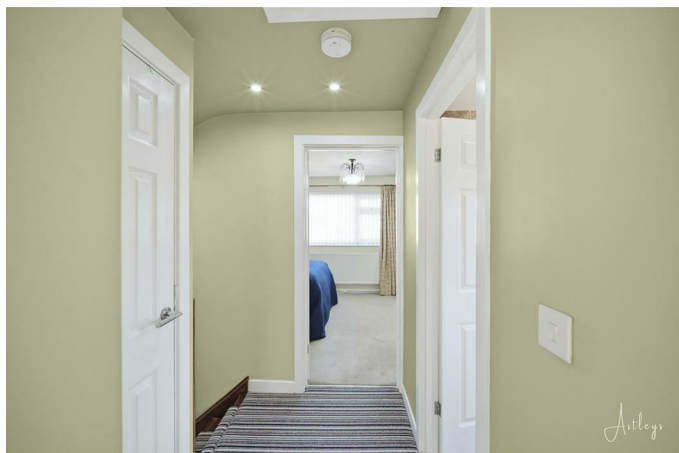


#### Bedroom 3 10'3 x 11'9 (3.12m x 3.58m)



Window to the side and radiator.

## Landing



Airing cupboard with boiler and storage.

## Bedroom 1 14' x 14'8 (4.27m x 4.47m)



Radiator, window to the back, built in wardrobes.

## Bedroom 1



## Bedroom 2 12'9 x 10'3 (3.89m x 3.12m)



Window to the side, radiator and built in wardrobes

## Bedroom 2





### Shower room 7' x 5'5 (2.13m x 1.65m)



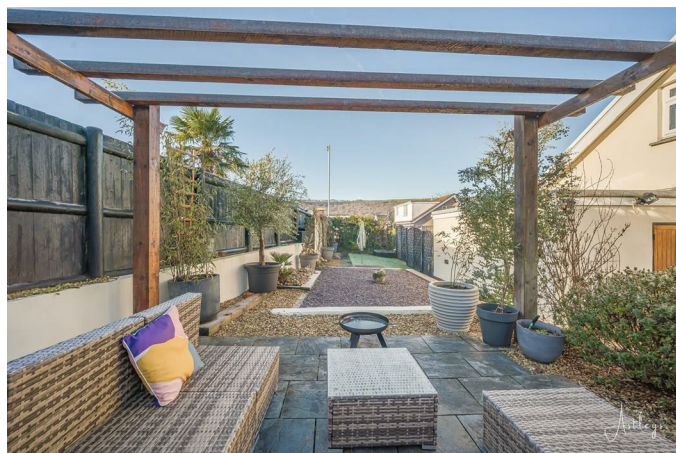
Walk in shower, low level w/c, vanity sink and tiled walls, heated towel rail, window to the side and Lino flooring.

### Garden



Large corner plot with garage (with power) and ample parking. A combination of lawn, shingle and paving.

### Garden



### Garden



## Drone



BT  
Sky  
Virgin

## Agents Notes

Neath Port Talbot Council TaxBand: E

Annual Price: £2,983

Conservation Area :

No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

1,280 ft 2 / 119 m 2

Plot size:

0.10 acres

## Agents Notes

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

8 Mbps

Superfast

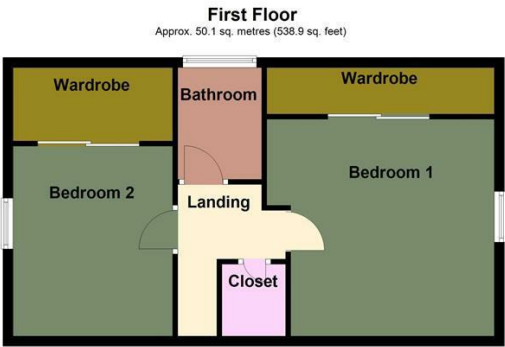
80 Mbps

Ultrafast

2000 Mbps

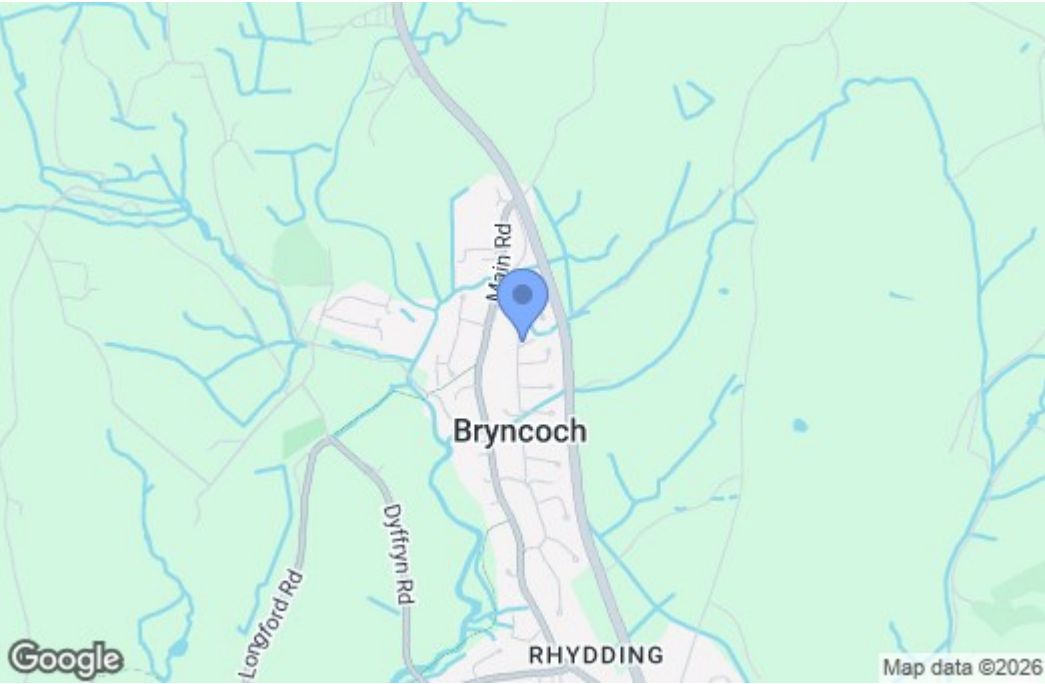
Satellite / Fibre TV Availability:

Floor Plan

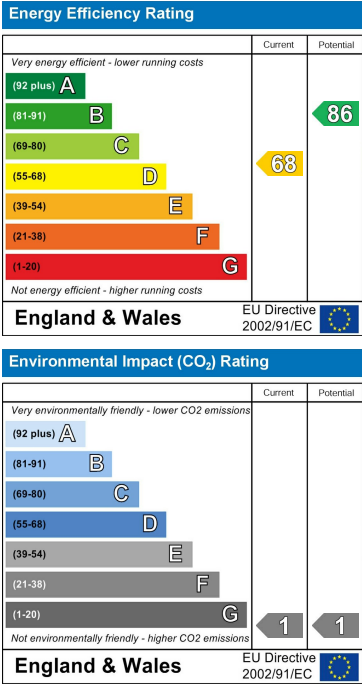


Total area: approx. 128.2 sq. metres (1379.8 sq. feet)

Area Map



Energy Efficiency Graph



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