

## 62 Glamorgan Green, Llandarcy, Neath, SA10 6FB

**£349,995**

Situated within a prestigious development renowned for its diverse range of elegant homes, this immaculately presented three-storey townhouse offers a perfect blend of contemporary style and practical family living.

Finished to an exceptional standard throughout, the property showcases high-end specifications and quality craftsmanship at every turn. The heart of the home is the bespoke open-plan kitchen and dining area, thoughtfully designed to accommodate family life and entertaining. The stunning kitchen features a central island that houses a modern cooker and hob, complemented integrated with high end appliances including a fridge, freezer, dishwasher, and microwave, ensuring a seamless and efficient cooking experience. Adjacent is a spacious family seating area, perfect for relaxing. Upstairs, the property boasts four generously proportioned double bedrooms. The principal bedroom is a true retreat, complete with a luxurious en-suite shower room featuring contemporary fixtures and fittings. The additional bedrooms offer versatile space suitable for family members, guests, or a home office. Family bathroom is tastefully designed with modern suites and elegant tiling. Externally, the landscaped rear garden offers a tranquil outdoor space designed for both relaxation and entertaining. A beautifully crafted pergola provides a shaded seating area, ideal for alfresco dining or enjoying quiet moments surrounded by nature. The property also benefits from a single garage, offering secure parking and valuable storage options. Strategically positioned with excellent transport links, the home provides easy access to Swansea city centre, Neath, the scenic Heads of the Valleys road, and the

M4 corridor. NO ONWARD CHAIN

## Main dwelling



## Hallway



A welcoming entrance hallway featuring stylish LVT herringbone-style flooring that adds a touch of elegance and character. A radiator provides warmth, and stairs lead to the first floor, offering access to the upper level of the home.

## Lounge 14'11" x 10'7" (4.57 x 3.23)



A stunning, tastefully decorated space featuring elegant LVT herringbone-style flooring and feature panelling to one wall, adding depth and character. A tall, slimline radiator complements the contemporary design, while a box bay window to the front floods the room with natural light, creating a bright and inviting atmosphere.



### Kitchen/dining room



Stunning Sigma Navy and wood grain-style base and wall units, complemented by a stylish centre island housing a gas hob and oven. The island also features a built-in breakfast bar, ideal for casual dining or entertaining. Equipped with high-end Neff appliances, including an integrated fridge freezer, washer dryer, and dishwasher. The kitchen also benefits from stainless chrome handles, a Franke sink with drainer, designer-style taps, and an extractor hood positioned over the island and room for microwave. A bespoke built-in dining/seating area offers both comfort and practicality, with clever storage space beneath the seating. Additional features include elegant Porcelanosa tiled flooring, under-cabinet lighting, and a wall-mounted radiator, creating a modern and functional space with premium finishes.



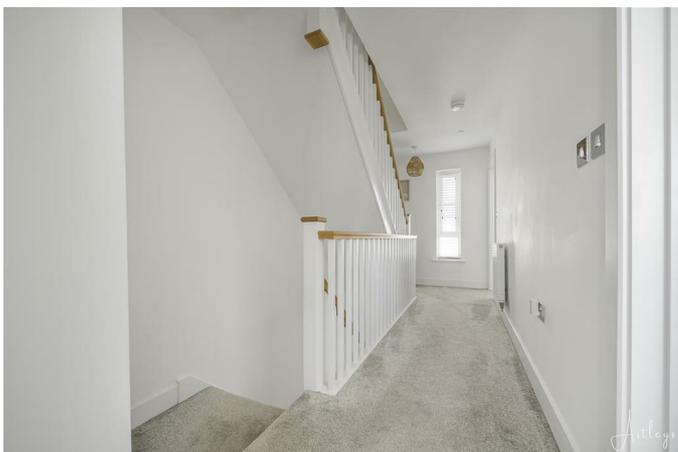


**Cloakroom**



Housed low level WC with shelf above, pedestal wash hand basin and radiator.

**Landing to first floor**



**Landing**



Stairs to second floor.

**Bedroom four/lounge 13'6" x 12'2" (4.14 x 3.73)**



Beautiful double bedroom currently used as a second lounge with Juliet style balcony, fitted wardrobes and radiator.



**Bedroom three 14'2" x 8'5" (4.32 x 2.57)**



Double room with fitted wardrobes, feature wood panelling to one wall. window to front and radiator.



## Family Bathroom



Modern fitted suite comprising a housed WC, contemporary floating wash hand basin, and a sleek shower cubicle. Finished with stylish Tissino fittings and Porcelanosa tiles to the walls and floor, the room also benefits from a window to the rear allowing natural light and a radiator.



### Bedroom one 10'11" x 10'7" (3.35 x 3.23)



The room is fitted with an extensive range of floor-to-ceiling mirrored wardrobes, providing ample storage and enhancing the sense of space and light. A Juliette balcony offers charming views and allows natural light to flood the room, while a door provides direct access to the en-suite shower room for added convenience and privacy.



### En-suite



Beautifully appointed en-suite featuring a modern floating vanity wash hand basin, a sleek walk-in shower, and high-quality Porcelanosa tiling to the walls and floor and Tissino fittings. A window to the rear provides natural light, complemented by a radiator for added comfort.



### Bedroom two 13'6" x 12'2" (4.14 x 3.73)



Spacious double room featuring a range of floor-to-ceiling wardrobes and built-in hanging space with shelving for ample storage. Two windows to the front allow plenty of natural light, and a radiator provides warmth and comfort.



### Rear garden



This beautifully designed garden offers a perfect blend of style and functionality, ideal for both relaxing and entertaining. At the heart of the garden is an artificial lawn area, providing a low-maintenance, evergreen space framed by elegant planting. A charming gazebo sits on a raised deck area, creating a tranquil spot for outdoor dining or quiet reflection. Adjoining this is a level tiled patio area, ideal for summer gatherings, which seamlessly connects to a matching tiled pathway that leads gracefully to the rear of the garden. The entire garden is enclosed with feather-edge fencing, ensuring both privacy and a cohesive aesthetic. A secure gate at the rear opens to steps leading down to a single garage, offering convenient access.

### Decked area



### Rear garden

### Rear garden



### Front garden



### Garage



### Services

Conservation Area

No

Flood Risk

River : Very low

Seas : Very low

Floor Area

1,367 ft 2 / 127 m 2

Plot size

0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

8 Mbps

Superfast

73 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

### Council tax

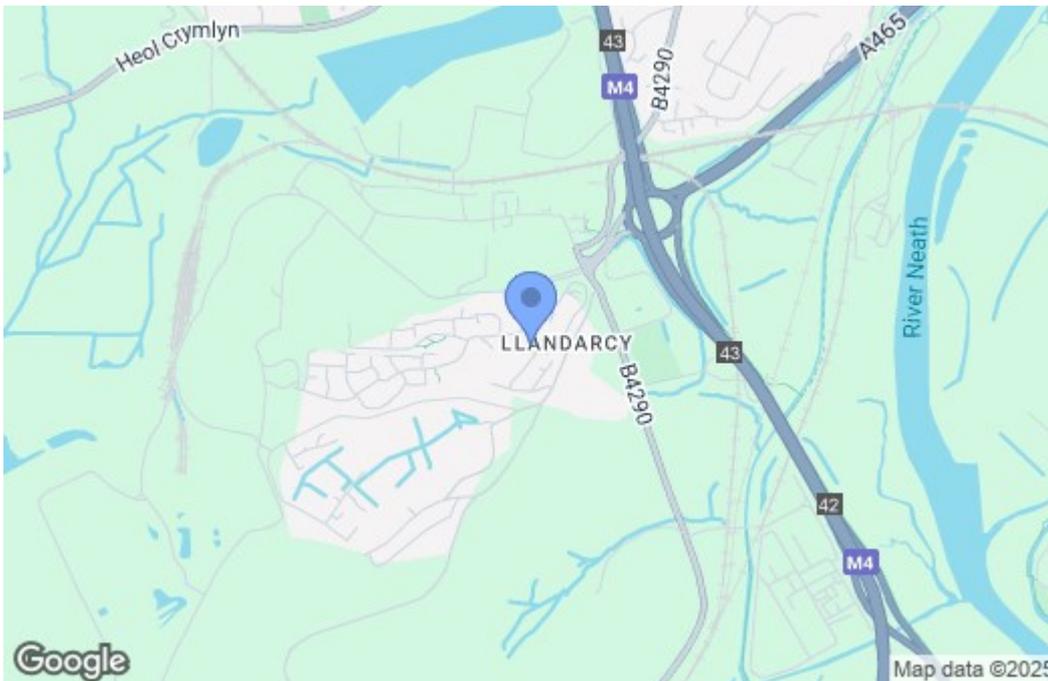
Band: E

Annual Price: £2,983

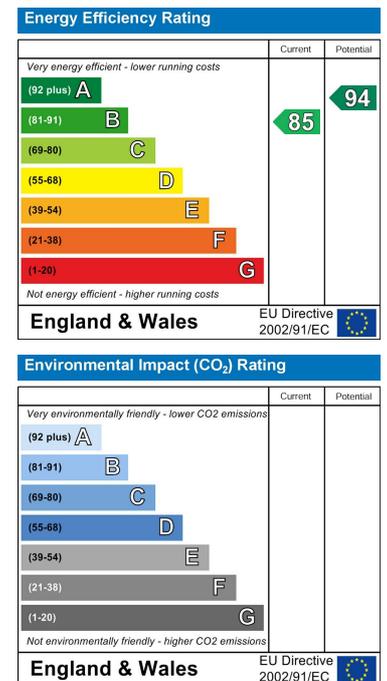
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.