



45 Furzeland Drive, Neath, SA10 7UG

Offers In The Region Of £384,950

Set in a quiet cul-de-sac on the edge of town, this detached family home offers the calm of a semi-rural setting with excellent access to local amenities. Independent cafés, parks and riverside walks are all close by, while respected schools and Neath College add to the area's family appeal.

A private driveway leads to the entrance, opening to a bright hallway and generous ground-floor living spaces. The lounge provides a relaxing retreat, complemented by a separate dining room for family meals or entertaining. The kitchen connects neatly with a utility room, while a cloakroom and an additional ground-floor room offer flexibility for use as a study, guest bedroom or hobby space.

Extending to around 1,722 sq ft, the first floor includes five bedrooms along with a bathroom and separate shower room. The arrangement supports the rhythm of busy family life, offering space to gather or retreat as

Main Dwelling



Enter through composite door into:

Hallway 11'98 x 6'06 (3.35m x 1.98m)



with radiator, coved ceiling and stairs to first floor.

Front entrance



Lounge 11'96 x 16'05 (3.35m x 5.00m)



Spacious lounge with coved ceiling, large double glazed bay window to front, gas fire (not tested) with limestone surround and radiator.



Kitchen 19'10 x 11'49 widening to 15'11 (6.05m x 3.35m widening to 4.85m)



Fitted with base and wall units in white high gloss with coordinating work surfaces to include; space for fridge/freezer, integrated dishwasher, wine cooler, gas hob with electric oven, part tiled walls, skylight, ceramic sink and drainer with stainless steel mixer tap, double glazed window to rear and door to rear garden.

Kitchen



Shower room 6'79 x 5'62 (1.83m x 1.52m)



Fitted with three piece suite to include; low level wc, sink on vanity and walk in shower, part tiled walls, laminate flooring, upright rad, and double glazed window to side.

Utility room 11'54 x 8'53 (3.35m x 2.44m)

Fitted with base and wall units in red high gloss, space for washing machine and tumble dryer, double glazed window to rear and door to rear garden.

Dining room/sitting room 24'20 x 12'34 (7.32m x 3.66m)

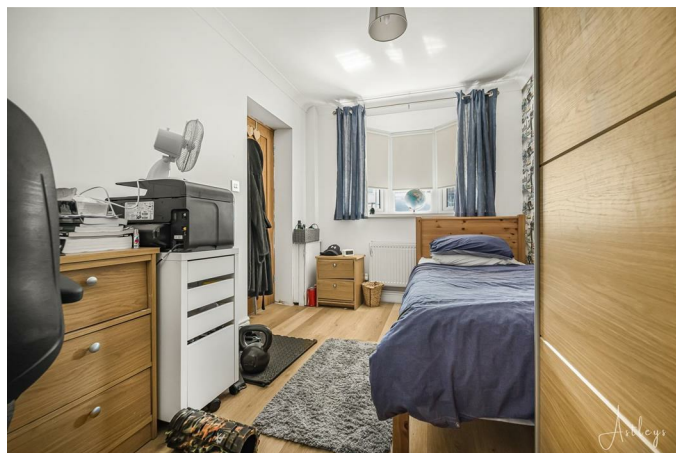


With laminate flooring, double glazed window to side, coved ceiling, radiator and sliding door to rear garden.

Dining room

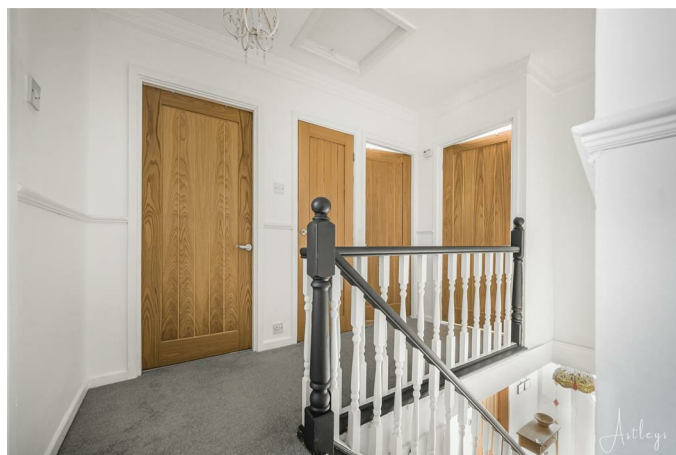


Bedroom 6/study 7'96 x 11'56 (2.13m x 3.35m)



With double glazed bay window to front, coved ceiling, laminate flooring, and radiator.

Landing 9'69 x 6'93 (2.74m x 1.83m)



With storage cupboard housing combination boiler and attic hatch.

Bedroom one 12'34 x 11'05 (3.66m x 3.48m)



Double bedroom with fitted sharps wardrobes, radiator, coved ceiling and double glazed window to front.

Bedroom two 9'94 x 10'13 (2.74m x 3.05m)



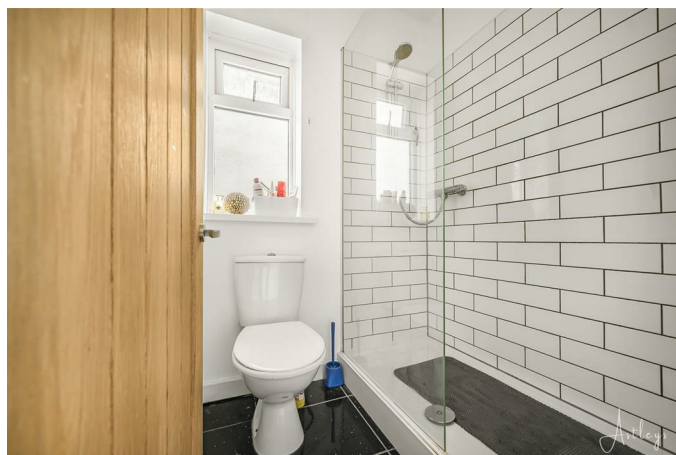
Double bedroom with coved ceiling, radiator and double glazed window to rear.

Bedroom three 10'24 x 6'33 (3.05m x 1.83m)



With sharps fitted wardrobes, coved ceiling, radiator and double glazed window to front.

Shower room 4'69 x 5'29 (1.22m x 1.52m)



Fitted with walk in shower, low level wc, part tiled walls, coved ceiling and double glazed window to side.

Bedroom four 8'13 x 7'26 (2.44m x 2.13m)



With sharps fitted wardrobes, coved ceiling, radiator and double glazed window to front.

Bedroom five 8'22 x 7'35 (2.44m x 2.13m)



With coved ceiling, radiator and double glazed window to rear.

Bathroom 10'81 x 5'46 (3.05m x 1.52m)



Fitted with three piece suite in white to include, traditional clawfoot bath, low level wc, sink on vanity unit, tiled flooring, upright radiator and double glazed window to rear garden.

Bathroom



Outside



Enclosed rear garden offering artificial grass, patio and summer house.

Outside



Outside



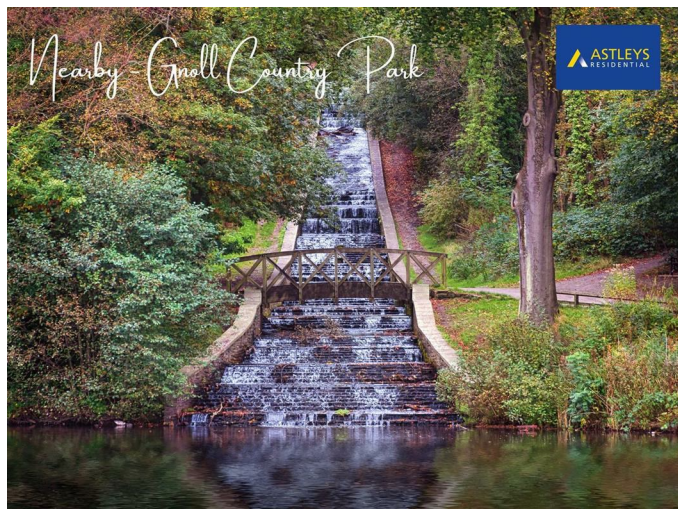
Drone



Local walks



Local walks



Agents Notes

Mobile coverage:

EE

Vodafone

Three

O2

Satellite / Fibre TV Availability

BT

Sky

Virgin

Agents Notes

Local Authority - Neath Port Talbot

Council Tax Band: F

Annual Price: £3,526

Agents Notes

Conservation Area: No

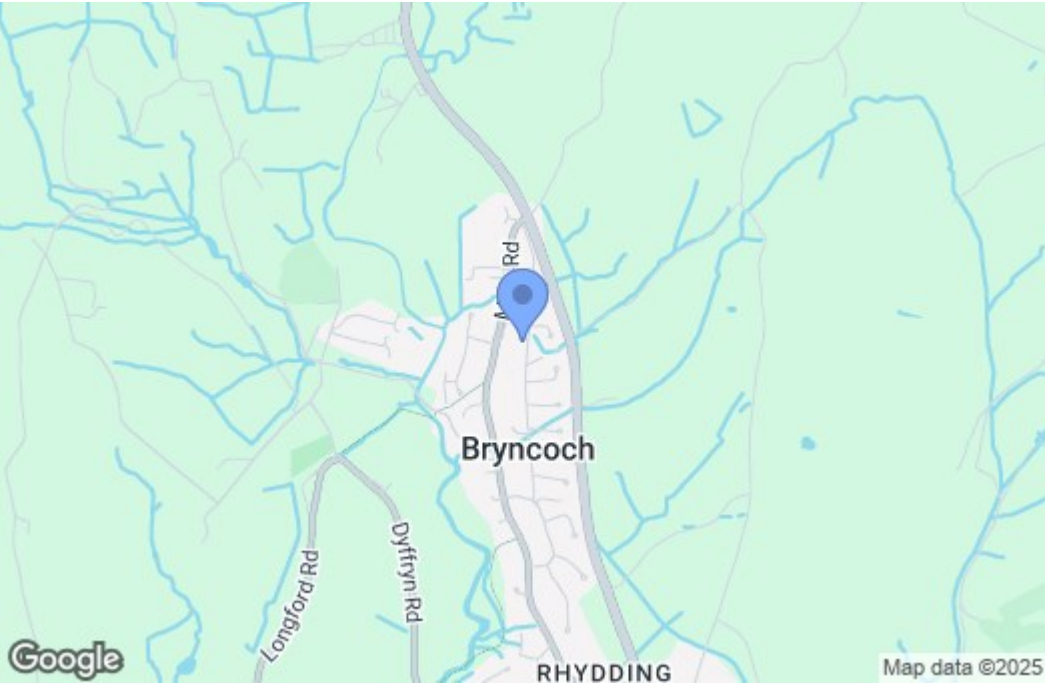
Flood Risk:

River : Very low

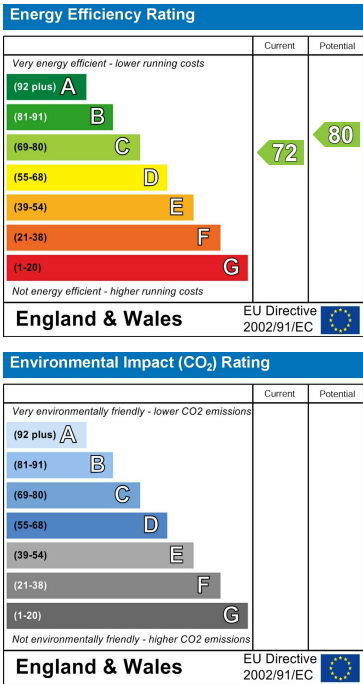
Seas : Very low

Floor Plan

Area Map



Energy Efficiency Graph



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