

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



62 Heathland Way, Llandarcy, Neath, Neath Port Talbot. SA10 6FS



*Exclusive*

**£343,000**

## Main Features

- Sought After Area
- Detached Family Home
- Four Bedrooms
- Immaculately Presented Throughout
- Popular Residential Development
- EPC - B
- Freehold
- Ideally Located Close To The M4 Links
- Garage, Driveway & EV Charger
- Need A Mortgage? We Can Help!

## General Information

Immaculately presented throughout, this stunning, four bedroomed detached property, situated in a desirable location of Coed Darcy. This family home benefits from spacious accommodation, Hive heating system, uPVC double glazed windows throughout, enclosed rear garden, off road parking, garage and an EV charging port to the rear.

This property is located within easy access to the A465 and M4 corridor, also within short distance to Skewen, Jersey Marine, David Lloyds Gym and the Harvester.

An early viewing is highly recommended as we expect a lot of interest.

## GROUND FLOOR

### Hallway

A welcoming hallway with with LVT flooring, radiator and under stairs storage cupboard.

Doors to;

### Lounge

A beautifully presented lounge having a uPVC double glazed window to the front aspect, LVT flooring, radiator and French doors to access the rear garden.

### W.C.

Comprising of a low level WC and pedestal wash hand basin. uPVC double glazed window to the side aspect, radiator and LVT flooring.

### Kitchen

A modern kitchen appointed with a range of matching wall and base units with work tops over and an inset stainless steel sink with mixer tap. uPVC double glazed windows to the rear and front aspect, integrated oven, gas cooker with stainless steel hood over, plumbing in place for a washing machine/dishwasher, tiled splash back, LVT flooring and a wall mounted combi boiler serving domestic hot water and gas central heating.

uPVC door to access the rear garden.

### Dining Room

Enter through double doors, uPVC double glazed window to the side aspect, LVT flooring and radiator.

### Office

uPVC double glazed window to the front aspect, radiator and carpeted flooring.

## FIRST FLOOR

### Landing

uPVC double glazed window to the side aspect, carpeted flooring, radiator and access to the loft above.

Doors to;

### Bathroom

Comprising of a low level WC, pedestal wash hand basin with wooden vanity and a panelled bath with mixer taps. uPVC double glazed window to the rear aspect, LVT flooring, radiator and tiled splash back.

### Bedroom Two

Two uPVC double glazed windows to the side and rear aspect, carpeted flooring and two radiators.

### Bedroom Four

uPVC double glazed window, carpeted flooring and radiator.

### Bedroom Three

uPVC double glazed window, carpeted flooring and radiator.

### Master Bedroom

Two uPVC double glazed windows, LVT flooring and two radiators.  
Door to;

### En Suite

Comprising of a low level WC, shower cubicle and a pedestal wash hand basin with wooden vanity. uPVC double glazed window, LVT flooring and radiator.

### EXTERNALLY

#### Gardens

Front garden with decorative stone and path leading to the property.

A landscaped enclosed rear garden, with decking area, astro turf and access to the garage.

### Garage

### Mortgage Advice

PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at [npt@petermorgan.net](mailto:npt@petermorgan.net) (fees will apply on completion of the mortgage)

### Please Note:

There is a service charge on this property which is a monthly cost of £16.47

### Viewings

Strictly By Appointment Only

### Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

**Current council tax banding** E

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold







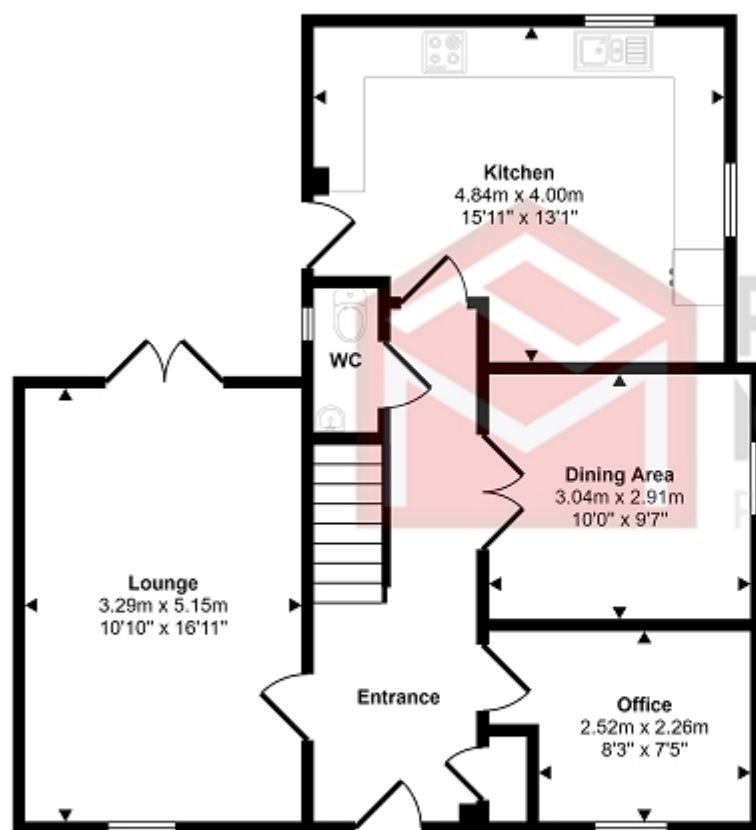




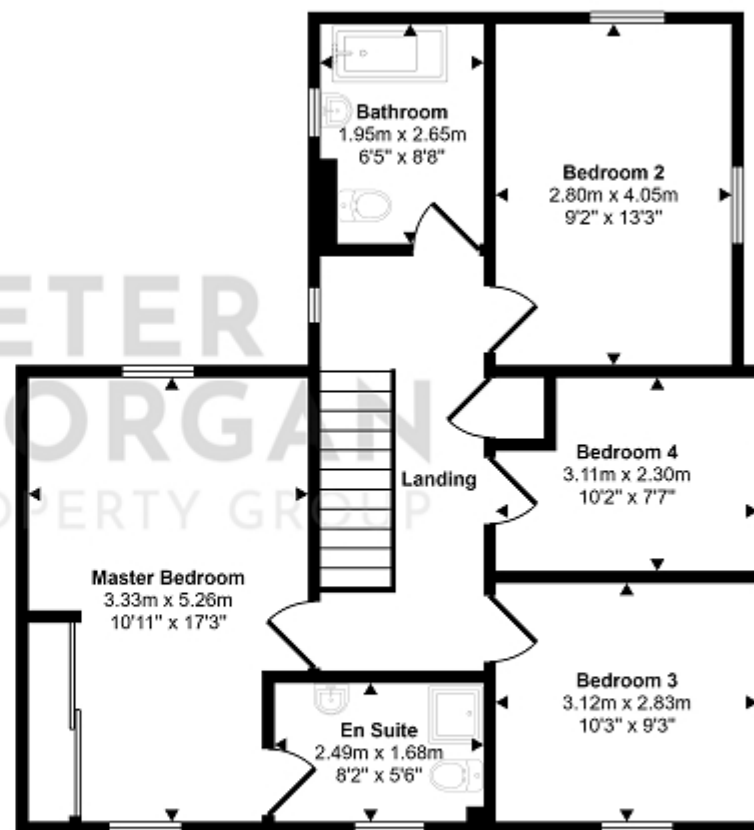




Approx Gross Internal Area  
132 sq m / 1419 sq ft




Ground Floor  
Approx 65 sq m / 703 sq ft



First Floor  
Approx 66 sq m / 715 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate The portion up to and including ?180,000 0% The portion over ?180,000 up to and including ?250,000 3.5% The portion over ?250,000 up to and including ?400,000 5% The portion over ?400,000 ?400,000 up to and including ?750,000 7.5% The portion over ?750,000 up to and including ?1,500,000 10% The portion over ?1,500,000 12% Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

<b>Neath Port Talbot</b> Head Office  npt@petermorgan.net  33-35 Windor Road, West Glamorgan SA11 1NB	<b>Neath Port Talbot</b> Lettings  lettings@petermorgan.net  33-35 Windor Road, West Glamorgan SA11 1NB	<b>Neath Port Talbot</b> Financial Services  financial@petermorgan.net  33-35 Windor Road, West Glamorgan SA11 1NB	<b>Bridgend</b>  bridgendcounty@petermorgan.net  16 Dunraven Place, Mid Glamorgan CF31 1JD	<b>Maesteg</b>  bridgendcounty@petermorgan.net  135 Commercial St, Mid Glamorgan CF34 9DW
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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



**PETER MORGAN**  
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Neath Port Talbot Branch  
35 Windsor Road, Neath. SA11 1NB  
npt@petermorgan.net  
VAT No : 821850148

[www.petermorgan.net](http://www.petermorgan.net)  
03300 563 555

