



Ridgeway Lane, Llandarcy
Neath, Neath Port Talbot SA10 6FY

Offers in the Region Of £205,000

****Exclusive with Abbey Residential Agents****

If you are interested in this home, please contact ourselves verbally.

Abbey Residential Agents are proud to offer for sale by private treaty this well presented three bedroom end of link family home situated on this select development of modern homes in Llandarcy.

This home is located to the top of the current development which has extensive views to the front of the home. Close-by is a children's park. Excellent road access to the M4 corridor and the A465. We strongly recommend internal viewing of this home. Vacant Possession with No Onward Chain.

The accommodation consists to the ground floor of an entrance hall, downstairs cloakroom, modern fitted kitchen to the front of the home and a lounge with french doors leading into the enclosed rear garden. To the first floor there are three bedrooms, en-suite shower room to the master bedroom and a family bathroom. Externally there are front and rear gardens with allocated parking for one vehicle.

Entrance

via a composite front door, tiled flooring, radiator, plain plastered ceiling. Staircase to the first floor. Doors to the kitchen, lounge and the cloakroom.

Cloakroom

Frosted double glazed window to the side aspect. A suite consists of toilet, wash hand basin, radiator. Plain plastered ceiling.

Kitchen

11' 5" x 8' 0" (3.48m x 2.44m)
Double glazed window to the front aspect. A range of fitted wall and base units inset sink unit and a modern splashback. Integrated electric oven with gas hob and an extractor fan over. Plumbed for a washing machine, space for a tumble dryer, fully tiled to walls. Radiator and an ideal combi boiler.

Lounge

13' 1" x 16' 0" (3.98m x 4.87m)
Double glazed window and french doors leading into the rear garden. Two radiators. Plain plastered ceiling. Under stairs cupboard.

First Floor Landing

Doors off to the first floor rooms, cupboard, access to the loft. Plain plastered ceiling.

Bedroom One

10' 0" x 12' 5" (3.05m x 3.78m)
Double glazed window to the front aspect, plain plastered ceiling, fitted cupboard, radiator. Door into the en-suite shower room.

En-suite Shower Room

6' 0" x 5' 3" (1.83m x 1.60m)
Frosted double glazed window to the front aspect. A suite consists of toilet, pedestal wash hand basin, shower cubicle.

Bedroom Two

8' 5" x 9' 0" (2.56m x 2.74m)
Double glazed window to the rear aspect, plain plastered ceiling, radiator.

Bedroom Three

9' 5" x 8' 2" (2.87m x 2.49m)
Double glazed window to the rear aspect, radiator, plain plastered ceiling.



Family Bathroom

6' 5" x 6' 3" (1.95m x 1.90m)

Plain plastered ceiling. A suite consists of toilet, panelled bath, pedestal wash hand basin. Part tiled to walls. Radiator.

Garden

To the front there are railings which lead to the pathway to the front entrance door. To the right hand side there is a gate leading to the rear garden. The rear garden is enclosed with an area laid to lawn, two patio areas and a gate to the rear which leads to the allocated parking for one vehicle.

Tenure - Freehold

Please check the tenure with your solicitor.

Council Tax - C

Energy Performance Certificate

Current - 84 - B Potential - 96 - A Total Floor Area 74 square metres Certificate Number - 8613 - 7332 - 5089 - 3544 - 6902 Valid until 3 December 2027 Full EPC can be located on www.epcregister.com



Viewing by appointment with the selling agents.

Due to Covid-19 situation we have 360 degrees panoramas of each room of this home for your perusal via the virtual tour tab. Physical viewing will have to be a minimum upon qualification by our team. Safety is paramount to all parties in the process. Please respect the procedures in place at this time.

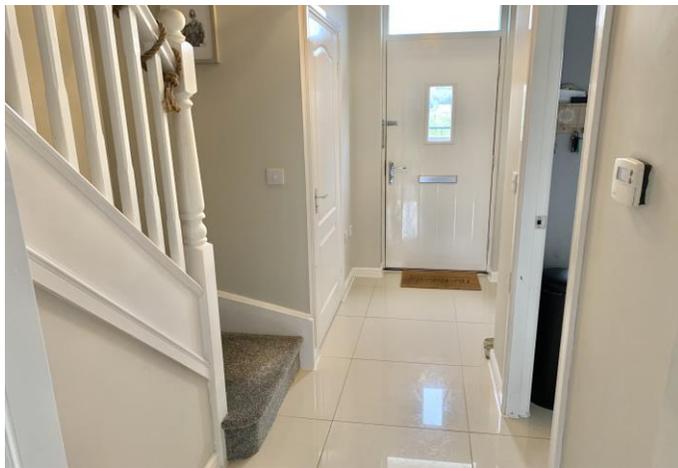
Disclaimer

These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents.



Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential Agents. 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 professional work without consent from the NCIS. 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.





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