



Lon Y Grug, Llandarcy,
Neath, Neath Port Talbot, SA10 6FW.

Offers in the Region Of £172,950

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

If you are interested in this home, please call us verbally. Click the link for the virtual tour to view the home in the comfort of your own home.

Abbey Residential Agents are proud to offer for sale by private treaty this well presented two-bedroom end link home in this select development of modern homes in the location of Llandarcy. Excellent road links to the M4 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, kitchen with modern units to the front of the home, cloakroom, lounge with french doors leading into the rear garden. To the first floor there are two bedrooms and a family bathroom. Externally there is an enclosed rear garden with parking to the front of the home.

Entrance

via front composite door into the hall.

Hall

Doors off to the lounge and the kitchen. Laminated flooring. Stairs to the first floor. Radiator.

Kitchen

9' 4" x 7' 8" (2.84m x 2.34m)

Double glazed window to the front aspect. A range of fitted wall and base units inset sink unit, integrated oven, hob and extractor fan. Space for a fridge/freezer. Wall mounted gas boiler. Radiator.

Cloakroom

3' 5" x 5' 7" (1.04m x 1.70m)

Toilet, wash hand basin and laminated flooring.

Lounge/Diner

12' 1" x 10' 8" (3.68m x 3.25m)

A bright and airy room which has french doors leading into the rear garden and an understairs storage cupboard. Laminated flooring. Two radiators.

First Floor Landing

Doors off to the bedrooms and the family bathroom.

Bedroom One

12' 1" x 9' 4" (3.68m x 2.84m)

Double glazed window to the front of the home which is a double bedroom. Radiator. Access to loft.

Bedroom Two

12' 1" x 7' 6" (3.68m x 2.28m)

Double glazed window to the rear aspect with views.

Family Bathroom

6' 8" x 5' 8" (2.03m x 1.73m)

A modern three piece suite in white with toilet, pedestal wash hand basin and a bath with a over bath shower and tiled splashbacks. Chrome towel rail.

Garden

To the front there is parking. To the rear there is an enclosed rear garden.

Tenure - Freehold

Please ask your solicitor to check the tenure of the home.



Energy Performance Certificate

Assessor is undertaking the EPC report.

Viewing by appointment with the selling agents.

Please contact us to arranging a viewing of the home.

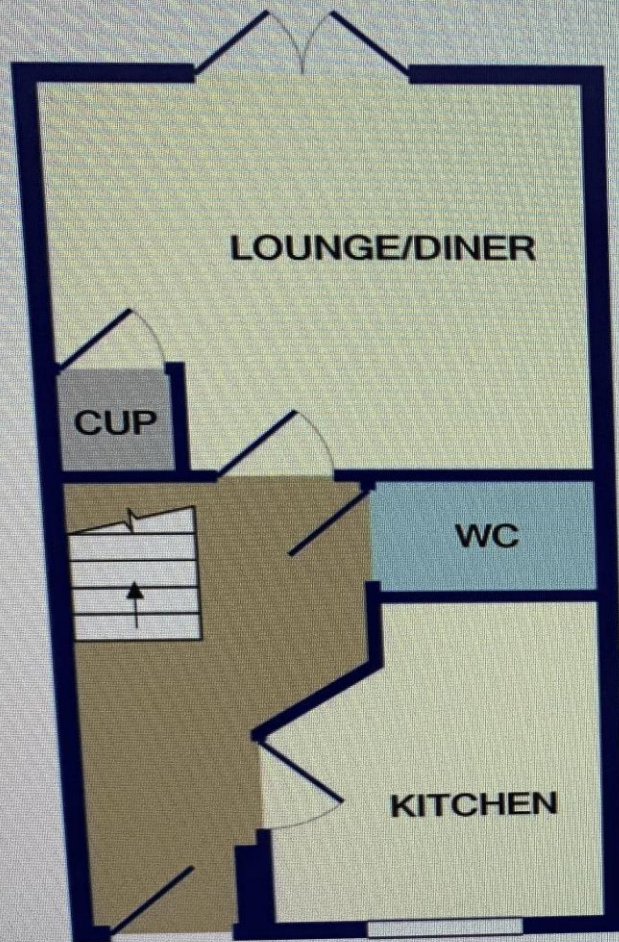
Disclaimer

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

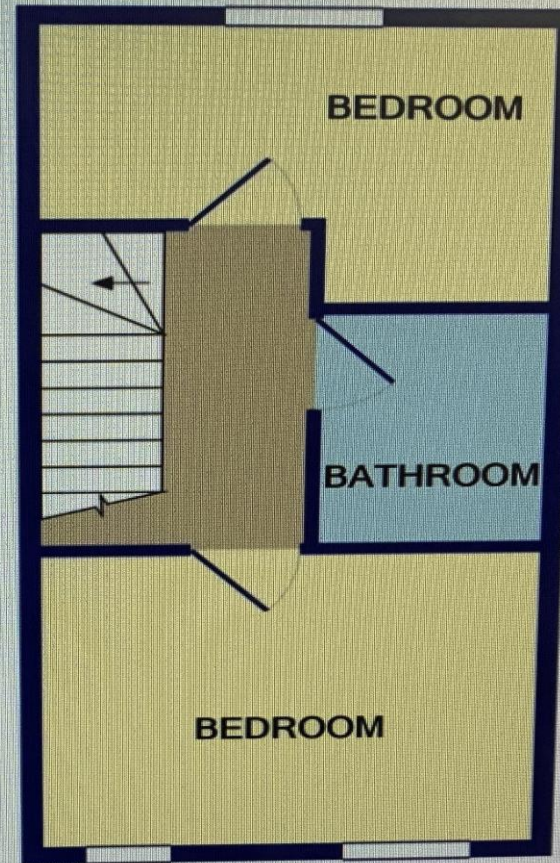
wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National 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.







GROUND FLOOR
APPROX. FLOOR
AREA 25.7 SQ.M.
(276 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 25.8 SQ.M.
(278 SQ.FT.)

TOTAL APPROX. FLOOR AREA 51.5 SQ.M. (554 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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