



Lle Crymlyn, offers over £165,000

- Council Tax - band C
- No Chain!
- Sought After Location
- Two Bedrooms
- Enclosed Garden
- Driveway
- EPC Rating: B



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About the property

Ideal first-time buyers home on the market with no on-going chain. Well-presented throughout with two double bedrooms, a spacious lounge, modern kitchen, and off-road parking. Situated within a sought-after location in the modern development of Llandarcy estate with schools, shops and public transport links all within close proximity.

Internally the property comprises of an entrance hall, a lounge, cloakroom and kitchen to the ground floor. The first-floor features two double bedrooms and a family bathroom. Externally there is a driveway to the front whereas the rear garden offers a well-maintained enclosed space, mainly laid to lawn with patio area.

Internal viewings come highly recommended.





Accommodation

Entrance Hall

Access through composite door, carpets, radiator, access to all rooms and stairs to first floor.

Cloakroom

Vinyl flooring, WC and wash hand basin.

Living Room

10' 7" max x 12' max (3.23m max x 3.66m max)
Carpeted, double doors to rear, storage cupboard under stairs, radiator.

Kitchen

9' 4" max x 12' max (2.84m max x 3.66m max)
Laminate flooring, range of base and wall units, space for appliances, integrated oven and gas hob with overhead extractor fan, wall mounted combination boiler, sink and draining board, radiator, window to front.

Landing

Carpeted, radiator, access to all rooms.

Bedroom One

12' max x 9' max (3.66m max x 2.74m max)
Carpeted, radiator, window to front.

Bedroom Two

12' max x 7' 9" max (3.66m max x 2.36m max)
Carpeted, radiator, window to rear.

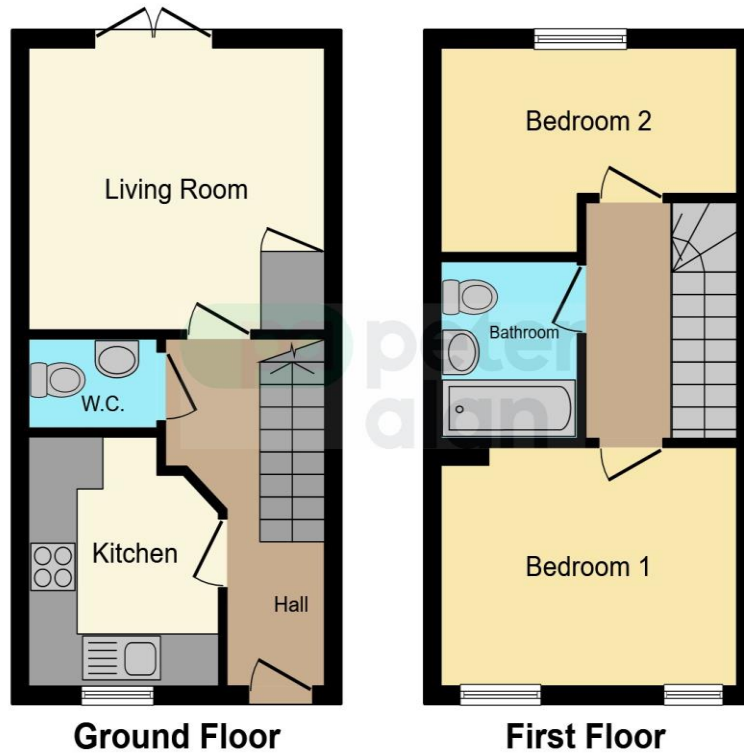
Bathroom

Vinyl flooring, partly tiled around bath/shower. Bath with overhead shower, WC and wash hand basin, radiator, extractor fan.

External

To the front there is a driveway and side access to rear garden which is patio and chippings with lawn area to rear.

Floorplan



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