



Lon Y Grug

£170,000

- No On Going Chain
- Beautifully Presented
- Desirable Low Maintenance Style
- Conveniently Located
- Modern Residential Development
- EPC Rating: C



2 1 1



About the property

The perfect first time purchase! Nestled into the desirable modern residential development of Coed Darcy, now available for sale with no on going chain. Boasting excellent links to the M4 corridor and A465 making this property ideal for commuters! Great for attendance to well renowned local schools or trips to Aberavon seafront or the Brecon Beacons! The home is approached through an allocated parking space to the front, with side access available to an enclosed rear garden! Internally, the property comprises of an entrance hallway, with stairs to the landing and doors through to the ground floor cloakroom, fitted kitchen and lounge with double doors out to the patio. The first floor houses both double bedrooms and the family bathroom!

Accommodation

Entrance Hallway

Cloakroom

Lounge

12' Max x 10' 6" Max (3.66m Max x 3.20m Max)

Kitchen

7' 8" Max x 9' 2" Max (2.34m Max x 2.79m Max)

Landing



Bedroom One

12' x 9' (3.66m x 2.74m)

Bedroom Two

12' Max x 7' 9" Max (3.66m Max x 2.36m Max)

Bathroom

Driveway & Rear Garden

Floorplan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.