

Payton
Jewell
Caines



Ffordd Coed Darcy, Llandarcy, Neath,
Neath Port Talbot. SA10 6FR

£139,950



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A well presented two bedroom top floor apartment boasting spectacular views over surrounding areas. Secured parking to rear. Spacious accommodation and can be offered with no ongoing chain. Apartment is Leasehold on a 123 year lease as from 2016.

£139,950 - Leasehold

- Top floor two bedroom apartment
- Lounge/dining/kitchen
- Fitted bathroom
- Two double bedrooms
- Secured parking area
- EPC B/Council tax C



DESCRIPTION

A well presented two bedroom top floor apartment boasting spectacular views over surrounding areas. Secured parking to rear. Spacious accommodation. Apartment is Leasehold on a 123 year lease as from 2016. Short drive to Coedffranc Primary School and Neath Town Centre with all amenities and facilities, along with train and bus transport links and the M4 corridor. Early viewing is essential to fully appreciate this spacious apartment with no ongoing chain.

Accommodation comprises, Communal entrance, Entrance hall, Spacious lounge/dining/kitchen area, bathroom and two double bedrooms. Secured parking to rear and additional storage area.

ENTRANCE

Via security entrance door into communal hall and staircase.

ENTRANCE HALLWAY

Welcoming entrance hall with feature high ceilings. Access into attic. Emulsioned walls. Fitted carpet. Radiator. Storage cupboard. PVCu double glazed window to rear. All doors leading off.

LOUNGE/DINER/KITCHEN (23' 10" x 11' 2") or (7.26m x 3.41m)

Skimmed ceiling. Emulsioned walls. Two sets of radiators. Three pendant light fittings. Three PVCu double glazed windows, rear, front and side elevations boasting spectacular views over surrounding area. Lounge/dining room with fitted carpet and ample space for lounge and dining furniture. Kitchen is fitted with wall and base units, complementary work surfaces and tiled splash back areas. Stainless steel single drainer sink unit with modern mixer tap. One wall unit housing combination boiler. Built in electric oven, four ring gas hob and extractor hood. Plumbing for automatic washing machine and dishwasher, space for tall fridge/freezer (appliances available under separate negotiations). Vinyl floor covering.

BATHROOM (7' 1" x 6' 2") or (2.15m x 1.89m)

Skimmed ceiling. Emulsioned walls and fully tiled walls to bath area, tiled splashback to sink. Tiled flooring. Chrome towel rail heater. Three piece suite in white comprising low level w.c., pedestal wash hand basin with tiled splashback and panelled bath with mains fed overhead shower and shower screen. PVCu frosted double glazed window to rear.

BEDROOM 1 (15' 5" x 10' 10") or (4.69m x 3.29m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. Built in double door spacious wardrobe. PVCu double glazed window to front elevation.

BEDROOM 2 (13' 0" x 7' 10") or (3.97m x 2.38m)

Skimmed ceiling. Emulsioned walls. Radiator. Fitted carpet. PVCu double glazed window to front elevation.

OUTSIDE

Private parking to enclosed rear courtyard. Double door to storage area for residence only.



NOTE

We have been informed by the vendor that the property is held leasehold but we have not inspected the title deeds

Date of lease: 23/05/2014

Length of Lease: 125 years from start of lease


Ground rent: £300 Per annum

Service charge: £128 per calendar month



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 81 | 81 |
| (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.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines 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. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. 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 Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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