



pa peter
alan

Lon Y Grug, offers in the region of £160,000

- Modern Residential Development
- Garage & Rear Garden
- Ideal First Time Purchase Or Buy To Let Investment
- Deceptively Spacious
- EPC Rating: C
- Council tax band C



 2  1  1

pa peter
alan

01639 635115
neath@peteralan.co.uk



About the property

The Perfect, low maintenance First Time Purchase or Buy To Let investment, now available for sale within the modern development, Coed Darcy, Neath! Boasting excellent links to frequently running buses and the M4 corridor as well as Swansea City Centre with its amenities and Aberavon Sea Front!

The home is approached by a private entrance adjacent to the Garage and enclosed rear garden. Internally, the property comprises of an entrance hallway, with stairs to the living space which comprises of a lounge/diner, fitted kitchen, three piece bathroom suite and two ample sized bedrooms. Through the home there is suitable storage space and views over the Skewen/Drymmau mountainside.

There is a Coed Darcy estate Annual Service Charge paid half yearly or by monthly direct debit. The charge is shared by all properties and is for maintenance of the communal areas of the estate - including the surface water drainage, landscaping, roads, footpaths and children's playground. Approximately £220 per year. A detailed breakdown of costs from recent years is available on request.

Internal viewings are highly recommended to truly appreciate the lovely home.



Accommodation

Entrance Hallway

Lounge / Diner

Kitchen

Bathroom

Bedroom One

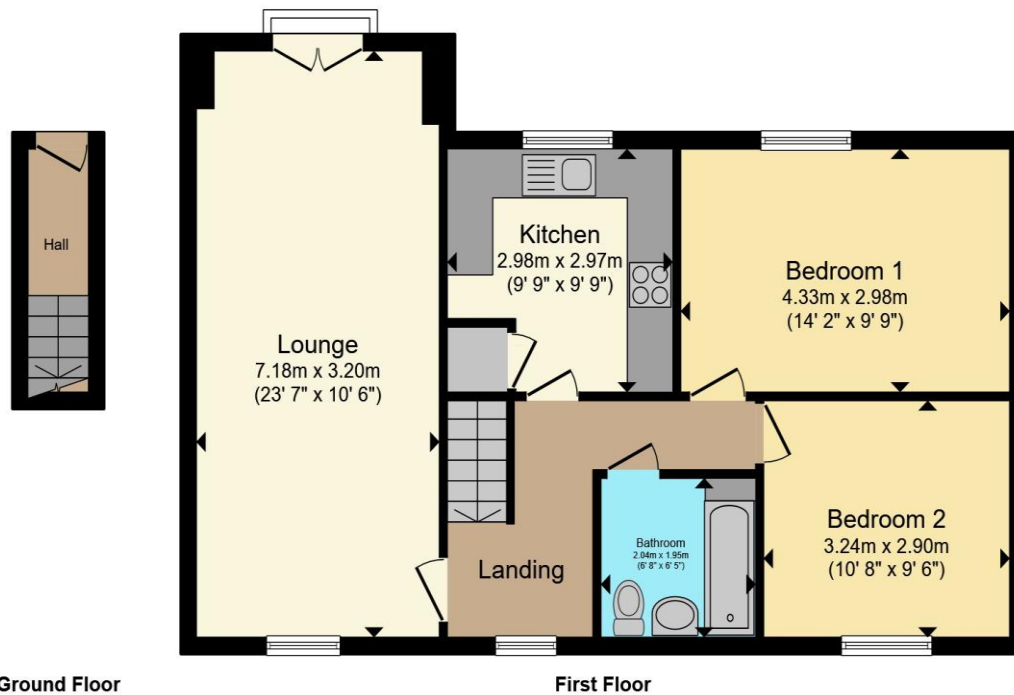
Bedroom Two

Garage & Rear Garden

01639 635115

neath@peteralan.co.uk

Floorplan



Total floor area 70.2 m² (756 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

pa peter
alan

pa peter
alan

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let