



**pa peter
alan**

Lle Crymlyn

£250,000

- No On-Going Chain
- Sought After Modern Development
- Garage
- EPC Rating: B



 4  2  1

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About the property

To be sold with no-on going chain, an immaculately presented, family home for sale in the sought after, modern development of Llandarcy. Ideal location for commuters with an approximate 3 minute drive onto the M4 and A465 corridor and just a short drive to Neath Town Centre, local schools and public transport links. The property consists of three floors, comprising of an entrance hall, a w.c, lounge with bay windows and a kitchen. The first floor features a modern family bathroom and two double bedrooms and the second floor consists of another two double bedrooms, one being the master suite with an en suite shower room.

To the front of the property there is a low maintenance fore-court area accessed via a gate. The rear garden offers an enclosed space with a lawn and footpath down to the garage. Internal viewings come highly recommended.

Accommodation

Entrance Hall

Cloakroom

W.C & wash hand basin

Lounge

16' 1" x 11' 7" Max (4.90m x 3.53m Max)

Kitchen/Diner



First Floor Landing

Bedroom Three

12' 5" max x 9' 1" (3.78m max x 2.77m)

Bedroom Four

7' 6" x 6' 7" (2.29m x 2.01m)

Bathroom

Second Floor Landing

Bedroom One

21' 8" max x 11' 5" max (6.60m max x 3.48m max)

Bedroom Two

13' 3" max x 9' 1" (4.04m max x 2.77m)

En Suite

Fore Court

Rear Garden & Garage

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.

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