



## Lon Y Grug offers in excess of £160,000

- 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



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