



## Lon Y Grug offers in excess of £154,995

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



2 1 1



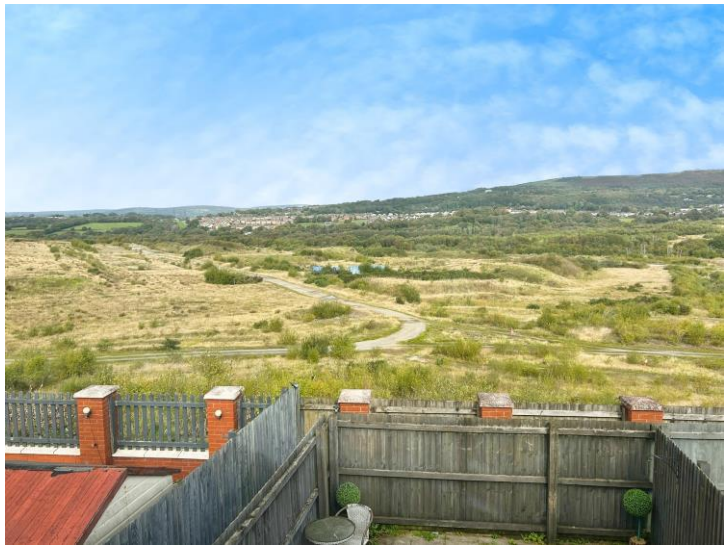


## About the property

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 )

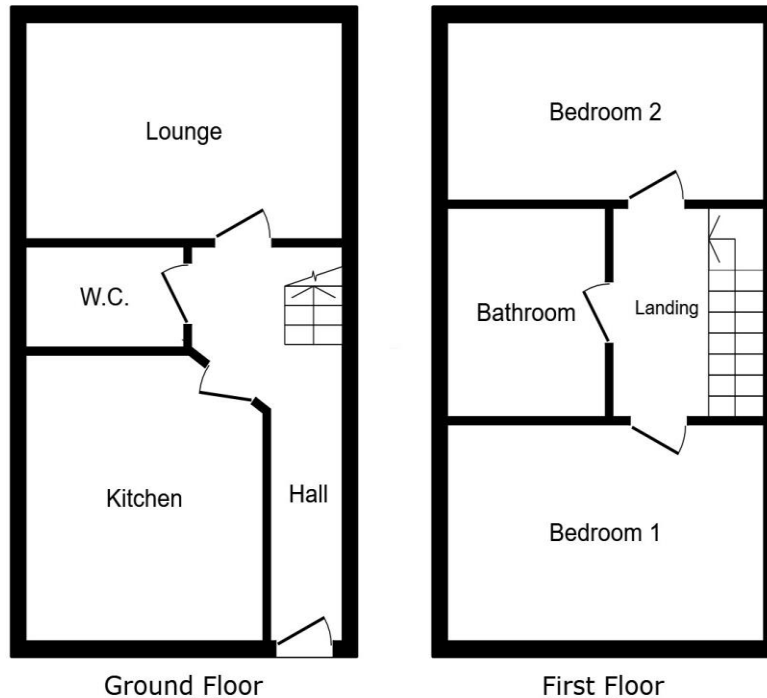
**Bedroom Two**

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

**Bathroom**

**Driveway & Rear Garden**

## Floorplan



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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)

## 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