



Dawsons

estate agents



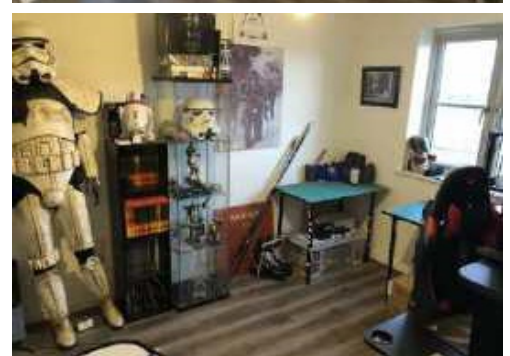
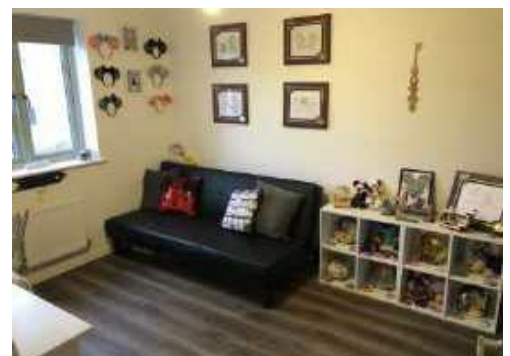
29 Ridgeway Lane, Llandarcy, Neath, SA10 6FY

Fantastic opportunity to purchase this modern 4 bedroom link townhouse in the popular development of Coed Darcy. Boasting fantastic transport links via the M4 Corridor and local schools and amenities. The property has picturesque views to the front of Neath Valley.

The property has modern living set over three floors which includes, cloakroom, kitchen/breakfast room and lounge to the ground floor. First floor has bedrooms two, three and four with family bathroom. Second floor has the main bedroom with en-suite. Externally the property has a larger than normal South Facing rear garden with rear access to garage. Driveway providing off road parking for two vehicles. UPVC Double Glazing. Gas Central Heating. Freehold. EPC - B

Offers In The Region Of £209,995

135 Woodfield Street, Morriston, SA6 8AL
T: 01792 700 777 | F: 01792 799 744
mo@dawsonsproperty.co.uk



ENTRANCE HALLWAY

Composite door to front. Storage cupboard. Radiator. Stairs to first floor. Wood effect flooring. Doors leading to:

CLOAKROOM

Two piece suite comprising pedestal wash hand basin with tiled splashback. Low level wc. Radiator. Vinyl flooring.

KITCHEN/BREAKFAST ROOM 14'3 x 9'3 (4.34m x 2.82m)

UPVC double glazed bay window to front. Partly tiled splash-back. Fitted Kitchen with a range of base, and wall units with complimentary work surfaces. Stainless steel sink unit. Integrated oven. Four ring gas hob with extractor fan over. Plumbing for washing machine.

LOUNGE 16'1 x 11'7 (4.90m x 3.53m)

UPVC double glazed window to rear garden. UPVC double glazed french doors to rear garden. Two Radiators. Wood effect flooring.

FIRST FLOOR

LANDING

Airing cupboard. Stairs to second floor. Storage cupboard. Doors leading into:

BATHROOM 6'7 x 5'6 (2.01m x 1.68m)

UPVC double glazed frosted glass window to front. Partly tiled bathroom. Three piece suite comprising pedestal wash hand basin, low level wc and fully panelled bath with shower over. Radiator. Vinyl flooring.

BEDROOM 2 12'7 x 9'2 (3.84m x 2.79m)

UPVC double glazed window to front. Radiator. Wood effect flooring.

BEDROOM 3 13'2 x 9'2 (4.01m x 2.79m)

UPVC double glazed window to rear. Radiator. Wood effect flooring.

BEDROOM 4 7'7 x 6'7 (2.31m x 2.01m)

UPVC double glazed window to rear. Radiator. Wood effect flooring.

SECOND FLOOR

MASTER BEDROOM 22'1 x 12'7 (6.73m x 3.84m)

UPVC double glazed window to front. Velux window. Radiator. Wood effect flooring.

ENSUITE SHOWER ROOM

UPVC double glazed frosted glass window to rear. Three piece suite comprising of a low level wc, pedestal wash hand basin and fully tiled shower cubicle. Radiator. Vinyl flooring.

EXTERNAL

FRONT

Adjacent Garage with driveway. Front pedestrian walkthrough enjoying scenic views. Enclosed stone chipped garden.

REAR

Enclosed south facing rear garden which is majority laid to lawn. Paved pathway leading to rear of garage. Bin storage area. Outside tap.

NOTE

Please note there is a annual maintenance charge.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: B

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 700 777

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

