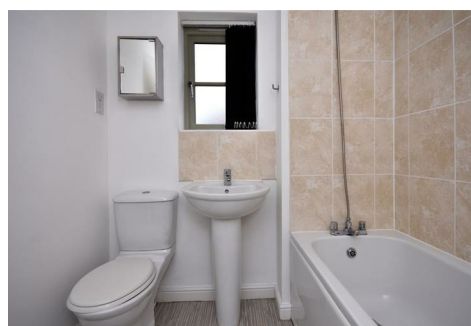




SMITHS
SALES & LETTINGS



20 Lon Y Grug, Neath, SA10 6FW
Offers Over £180,000

Set in the desirable picturesque Coed Darcy estate in Llandarcy - with REAR GARDEN, DRIVEWAY & GARAGE.

The property features THREE BEDROOMS, LIVING ROOM, KITCHEN, FAMILY BATHROOM, EN-SUITE and GROUND FLOOR CLOAKROOM. The LIVING ROOM comprises grey laminate flooring, an electric fireplace and PATIO DOORS to the REAR GARDEN.

With NEUTRAL DECOR throughout, GREY LAMINATE FLOORING & FITTED CARPETS to the bedrooms and VACANT POSSESSION, the property is ready for you to fall in love with! Superb starter home, downsizer or investment property - with strong rental demand in the area.

Located in a QUIET CUL DE SAC within Coed Darcy, the area has good links to the city center and is VERY CONVENIENT for M4 COMMUTERS. NO CHAIN!

www.smithshomes.com

Hallway

11'11" x 3'10" (3.65 x 1.19)



Featuring grey laminate flooring, steel painted security door, security alarm panel, radiator and doors to the WC, kitchen and living room.

WC

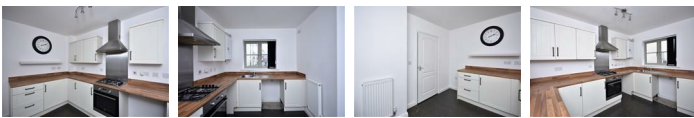
4'11" x 3'1" (1.51 x 0.94)



Downstairs cloakroom comprising radiator, PVCu windows, sink & WC.

Kitchen

11'5" x 8'8" (3.50 x 2.66)



Modern kitchen with a range of wall & base units in matt cream with wood effect worktops and a stainless steel sink, also with radiator, wall mounted boiler and PVCu windows to the front aspect.

Living Room

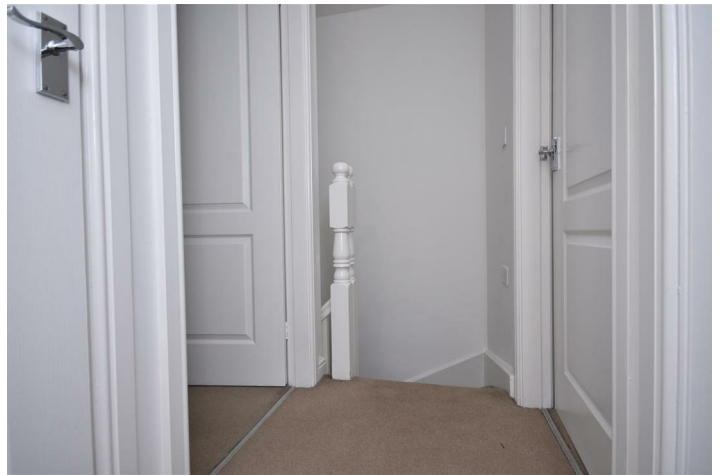
15'7" x 13'6" (4.75 x 4.13)



Spacious living room with grey laminate flooring, contemporary electric fireplace, tv point, cable point, built in storage cupboard, dual radiators and PVCu windows & patio doors to the rear terrace.

Landing

5'11" x 2'9" (1.81 x 0.86)



Comprising fitted carpet, built in storage cupboard and loft hatch.

Bathroom

6'11" x 5'10" (2.11 x 1.78)



Featuring PVCu windows, radiator, shower over bath, sink & WC.

Bedroom One

9'2" x 5'10" (2.81 x 1.79)



Single bedroom with fitted carpet, radiator and PVCu windows to the rear aspect.

Bedroom Two

9'4" x 8'6" (2.87 x 2.61)



Second bedroom featuring fitted carpet, radiator and PVCu windows to the rear aspect.

Bedroom Three

10'0" x 9'9" (3.05 x 2.99)



Main bedroom comprising fitted carpet, radiator, PVCu

windows to the front aspect, phone point, cable point and storage alcove.

En-Suite Bathroom

5'10" x 5'3" (1.79 x 1.61)



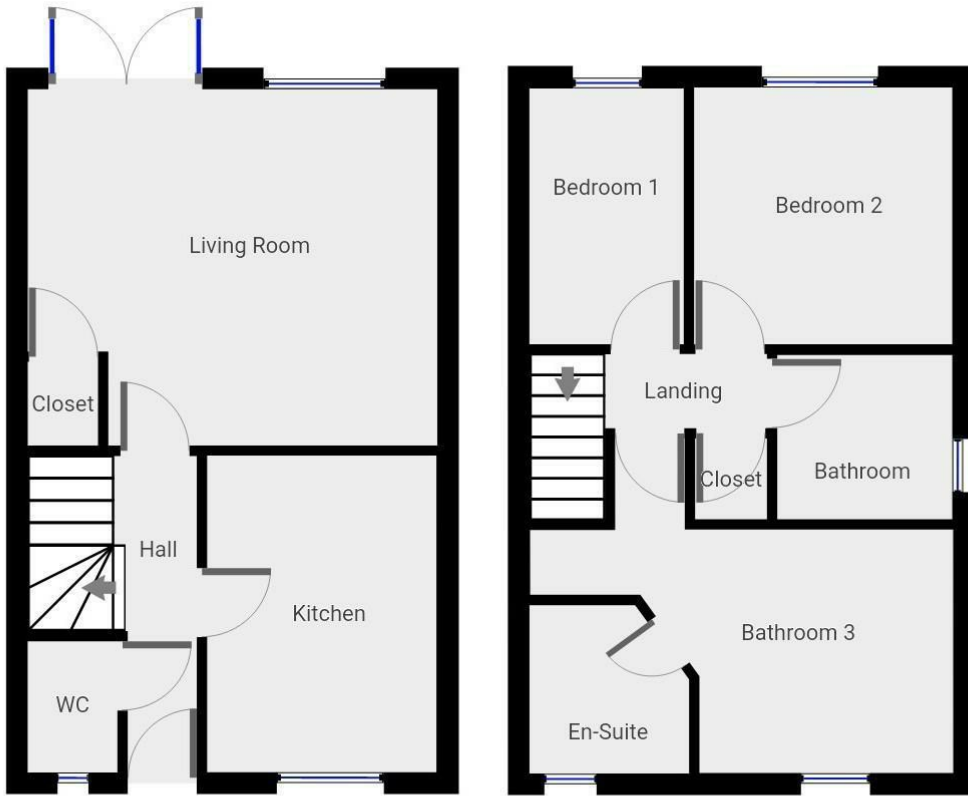
En-Suite with radiator, PVCu windows, shower cubicle, sink & WC.

External



Located within the desirable Coed Darcy development in Llandarcy, convenient for Swansea but also in close proximity to The David Lloyd Gym, the training ground at Llandarcy and the M4. Externally, the property benefits from a driveway & garage to the front and rear garden with terrace & garage access.

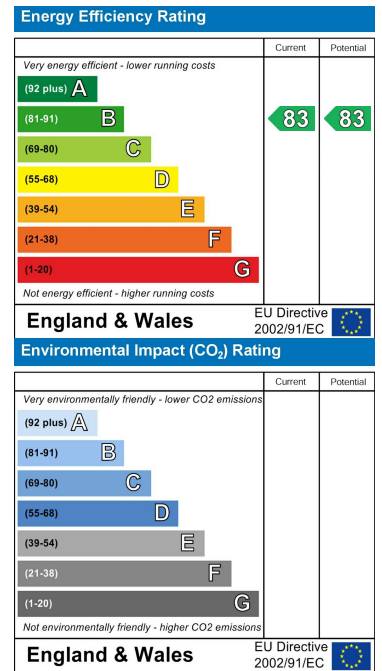
Floor Plan



Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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