



Ridgeway Lane, Llandarcy, Neath, Neath
Port Talbot. SA10 6FY

£175,000



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Situated within EASY ACCESS of the nearby towns of Neath and Port Talbot this modern mid link offers very NICELY PRESENTED accommodation throughout and benefits from a fitted kitchen, family bathroom to the first floor and EASY MAINTAINABLE garden with rear access.

£175,000 - Freehold

- Modern three bedroom mid link
- Downstairs cloakroom/w.c.
- Good size lounge with french doors
- En-suite shower room
- Low maintenance garden to the rear
- Allocated parking. EPC - B84



DESCRIPTION

Situated on a modern residential development of similar style houses this mid link property offers good size accommodation and is conveniently located just minutes away from the M4 for commuting to the nearby cities of Swansea and Cardiff.

Briefly comprising to the ground floor, entrance hall, cloakroom/w.c., kitchen and lounge/diner with french doors. To the first floor there is a family bathroom and three bedrooms with an suite shower to the master bedroom.

Externally to the rear there is a low maintenance garden with gated access to a rear parking area.

ENTRANCE HALL

Via frosted glass Composite door with coordinating panel above. Staircase leading to the first floor. Radiator with cover. Fitted carpet.

CLOAKROOM/W.C

Extractor. Two piece suite comprising pedestal with tiling to splashback and low level w.c. Radiator. Tiled effect vinyl flooring.

KITCHEN (11' 7" x 8' 8") or (3.52m x 2.65m)

Extractor. Double glazed window overlooking the front offering views of the surrounding area. Fitted kitchen having a range of wall and base units with complimentary worktops and matching upstands. Inset sink and drainer with mixer tap. Plumbing for automatic washing machine and dishwasher. Built-in electric oven with four gas burner and overhead stainless steel extractor. Wall mounted combi boiler. Space for fridge/freezer. Radiator. Tiled effect vinyl flooring.

LOUNGE/DINER (15' 5" x 13' 7") or (4.71m x 4.13m)

Double glazed window overlooking the rear. Double glazed french doors leading out on to the rear garden. Understairs storage. Two radiators. Television aerial point. Fitted carpet.

FIRST FLOOR LANDING

Fitted carpet.

BEDROOM 1 (13' 4" x 9' 10") or (4.06m x 2.99m)

PVCu double glazed window overlooking the front offering views of the surrounding area. Built-in storage. Radiator. Fitted carpet.

EN-SUITE SHOWER ROOM

Extractor. Frosted glass window overlooking the front. Three piece suite comprising pedestal, low level w.c. and walk-in corner shower with glass screens. Radiator. Vinyl flooring.

BEDROOM 2 (9' 3" x 8' 8") or (2.81m x 2.63m)

Double glazed window overlooking the rear. Radiator. Fitted carpet.



BEDROOM 3 (9' 3" x 6' 0") or (2.83m x 1.84m)

Double glazed window overlooking the rear. Radiator. Fitted carpet.

FAMILY BATHROOM

Extractor. Three piece suite comprising pedestal, low level w.c. and panelled bath. Tiling to splashback areas. Radiator. Vinyl flooring.

OUTSIDE

Enclosed garden to the rear which is partly laid to patio and artificial grass with a pathway leading to a gate that gives access to allocated parking at the rear.


To the front there is a low maintenance garden with a pathway leading to the front door.

NOTE

Freehold - however the title deeds have not been inspected.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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