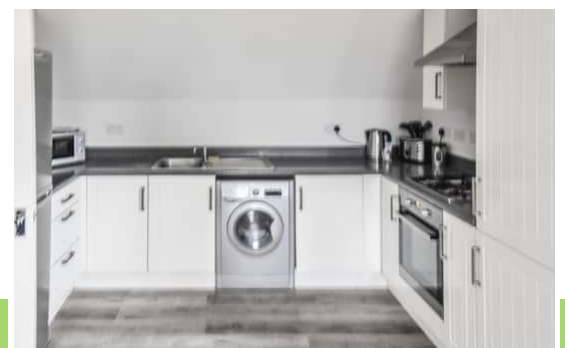




**13 Ffordd Coed Darcy, Llandarcy, Neath, SA10 6FR**

**Asking Price: £127,500**

- Third Floor 2 Bedroom Executive Style Apartment
- Allocated Rear Parking
- Close To All Transport Links
- Ideal First Time Purchase Or Investment Opportunity
- Extremely Well Presented Throughout



**Entrance Communal Hallway**

Entered via double glazed door to the rear off carpark (with intercom) staircase then giving access to all floors.

**Third Floor Landing**

Entered via front door giving access to hallway with silver oak effect laminate flooring, attic hatch and doors to:-

**Lounge/Kitchen**

6.959m x 3.694m (22' 10" x 12' 1")

A spacious light airy room with silver oak effect laminate flooring, spot lighting and double glazed sash window to front and side with open aspect views. The lounge is open plan to a fully fitted and well appointed modern kitchen with a good selection of matching base and wall units skaker style in white with stainless steel handles, high gloos roll top work surface space and preparation area incorporating single drainer sink unit with hot and cold mixer taps over, built in electric cooker with 4 ring gas hob and stainless steel extractor canopy over, space for fridge freezer, plumbing for automatic washing machine and wall mounted boiler (supplying domestic hot water and gas central heating)

**Bedroom One**

4.541m x 3.288m (14' 11" x 10' 9")

With silver oak effect laminate flooring, built in wardrobe and double glazed sash window to the rear.

**Bedroom Two**

3.806m x 2.490m (12' 6" x 8' 2")

With silver oak effect laminate flooring and double glazed sash window to the rear.

**Bathroom**

2.256m x 2.100m (7' 5" x 6' 11")

A three piece suite comprising panel bathwith shower attachment over,low level wc, wash hand basin, part tiled walls and extractor fan.

**External**

With views to front and side and allocated parking to the rera.

**Disclaimer**

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.



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