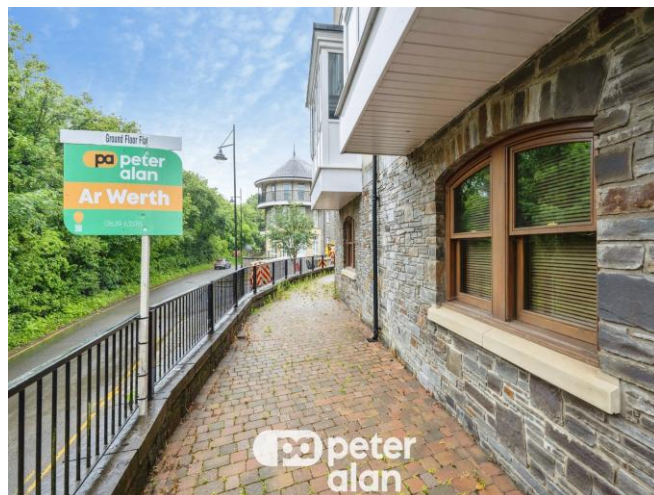




Meadow Bank, offers over £135,000

- Two Spacious Bedrooms
- Ground Floor Flat
- Private Rear Garden!
- Allocated Parking Space
- Sought After Area!
- EPC Rating: C
- Council Tax Band : C



 2  1  1



About the property

Situated in the sought-after development of Meadow Bank, Llandarcy, this well-presented ground floor flat offers an excellent opportunity for first-time buyers, downsizers, or investors alike.

Conveniently located to the M4 corridor, local schools, shops and public transport links, making it an ideal location for family's and commuters.

The accommodation comprises of a hallway which separates the flat, to the left, the flat offers two spacious double bedrooms, storage space and a family bathroom. To the right off the hallway, the flat includes contemporary open-plan kitchen and living space designed for modern living, with ample storage and worktop space. The property is finished to a good standard throughout, providing a ready-to-move-in home.

Externally, the flat benefits from an allocated parking space and, rarely for this type of property, its own private garden with direct access – perfect for relaxing, entertaining, or enjoying outdoor space in a convenient setting.

Early viewing is highly recommended to appreciate what this property has to offer.

Accommodation

Communal Entrance

Hallway

Kitchen / Reception Room

22' 5" Max x 13' 5" Max (6.83m Max x 4.09m Max)

Bathroom

Bedroom One

9' 2" x 14' 6" (2.79m x 4.42m)

Bedroom Two

10' 6" Max x 7' 6" (3.20m Max x 2.29m)

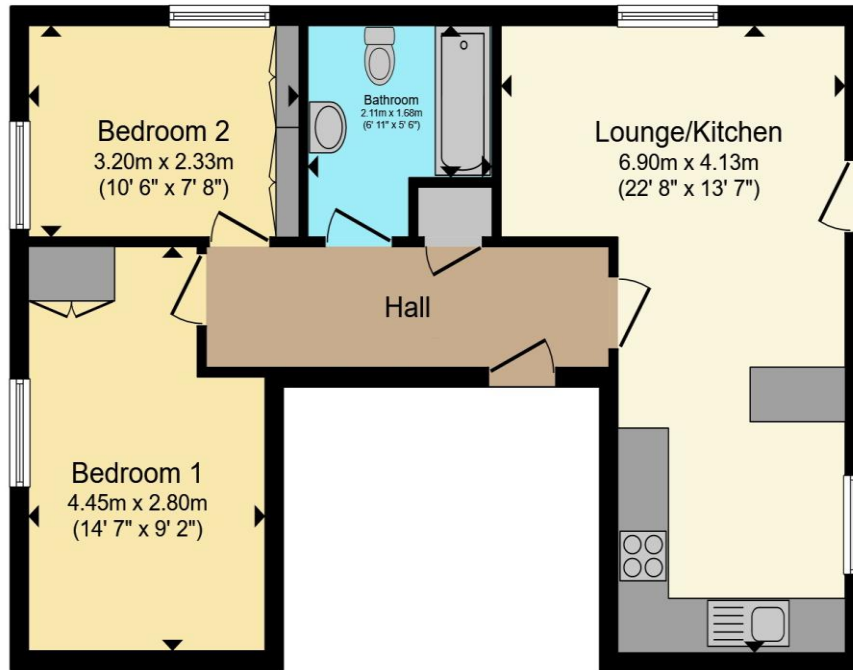
Private Garden



Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Floorplan



Total floor area 53.5 m² (576 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

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.