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2 The Greenway  
Llandarcy  
SA10 6JB

## 2 The Greenway

Asking price £229,995

Situated on a generous size corner plot in the Conservation Village of Llandarcy. We are pleased to market this beautifully presented three bedroom Cottage, with garden to front and rear, with easy access to the M4 Corridor and benefits from rear parking.

Well Presented semi detached Cottage

Situated in Llandarcy Village and a short drive to the M4 Motorway

Three Bedrooms

Kitchen/Diner Room

Lounge

Ground Floor WC

First Floor Bathroom

Benefits from rear parking

Approved planning for double extension

Viewings Highly Recommended





Situated on a generous size corner plot in the Conservation Village of Llandarcy. We are pleased to market this beautifully presented three bedroom Cottage, with garden to front and rear, with easy access to the M4 Corridor and benefits from rear parking. Living Room (4.51 x 3.39) UPVC double glazed window to rear and front, two radiators, Oak doors to hallway and kitchen/diner and Oak flooring. Kitchen/Diner measured at the maximum (5.95 x 4.06) UPVC double glazed window and door to rear, UPVC double glazed window to side, fitted with a matching range of base and eyelevel units with laminate

worktop over and integrated appliances, integrated stainless steel sink with mixer tap integrated dishwasher, space for a Range Master gas oven with extractor fan over and tiled splash-back up stand to units worktop. Space and plumbing for white goods American fridge freezer washer dryer, two radiators and tile effect laminate flooring. Ground floor WC (0.88 x 1.20) close coupled WC, wall mounted wash hand basin with mixer tap and tiled splash-back, chrome heated towel rail and laminate flooring. First floor landing providing access to loft three

bedrooms, bathroom exposed wooden painted flooring built-in storage.

Bedroom One (4.68 x 3.42) UPVC double glazed window to front and rear, built-in storage two radiators and exposed wood flooring.

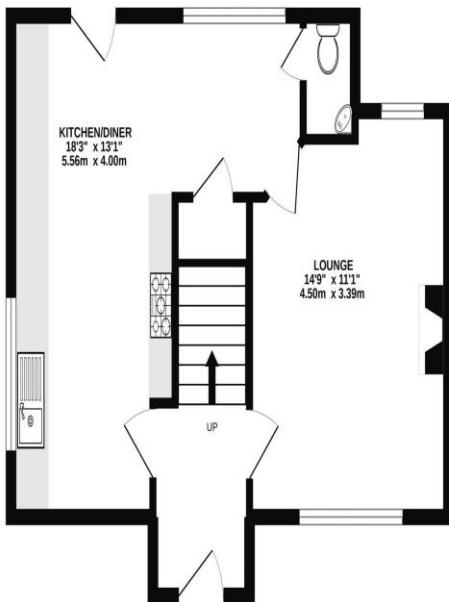
Bedroom Two (3.42 x 3.36) UPVC double glazed window to side, built-in storage, radiator and painted exposed wooden flooring.

Bedroom Three (3.15 x 2.34) UPVC double glazed window to rear and side, built-in storage cupboards, radiator and laminate flooring.

Family Bathroom (2.54 x 1.33) UPVC double glazed window to rear.

Comprising: a three-piece suite, close coupled WC, wall mounted wash hand basin with tiled splash-back, panelled bath with mixer shower over, chrome heated towel rail and pan tiled effect laminate flooring.

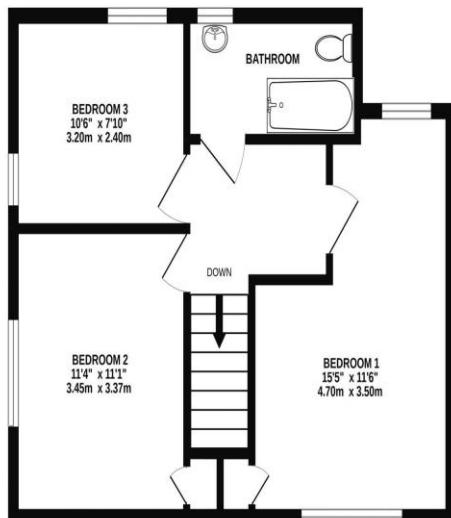
Externally: The property sits on a corner plot with mature shrubs border, front and rear gardens, with access to the rear via double gate for off-road parking. The rear garden mainly laid to coloured stones and patio slabs with a slate area. Property has approved plans for a double extension to rear



TOTAL FLOOR AREA: 866 sq.ft. (80.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### Directions

SAT NAV USERS SA10 6JB

#### Tenure

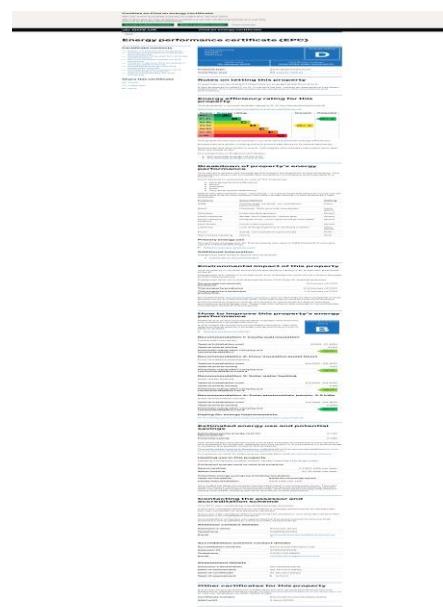
Freehold

#### Services

All Mains Services  
Council Tax Band C  
EPC Rating D

Viewing strictly by  
appointment through  
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they are not guaranteed to be so. They are  
intended only as a general guide and cannot be  
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the property named herein are conducted through  
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