



## 56 Crymlyn Parc, Skewen, Neath, SA10 6DG

**£240,000**

Situated within the village of Skewen, affording easy access for the M4 motorway, local schools and a short drive from all amenities and facilities at Neath town centre, a detached bungalow situated on a popular modern development of mixed housing which has been well maintained by the present owners, offering accommodation wholly on one floor to include lounge/dining room, kitchen, 3 bedrooms and bathroom/w.c.. Externally, there is parking to the side driveway leading to single attached garage and good size level and enclosed garden to the rear.



Side double glazed entrance door into:

Entrance hallway 11'0" x 3'0" (widest point) (3.370m x 0.925 (widest point))



With laminate flooring, radiator, access to roof space,, built-in storage cupboard.

Lounge/dining room 18'7" x 14'7" (5.670m x 4.462m )



With marbled effect feature fireplace with electric fire (not tested), two radiators, double glazed bay window to front, coved ceiling.

Lounge/dining room



Lounge/dining room



## Lounge/dining room



## Kitchen



## Kitchen 9'10"/1223'9" x 7'7" (3/373m x 2.320m)



Fitted with base and wall units in pine with matching work surfaces, space for cooker, washing machine and fridge/freezer, tiled floor, fully tiled walls, wall mounted gas central heating boiler, double glazed window and door to side.

## Bathroom/w.c. 10'11" x 8'3" (3.335m x 2.527m)



3 piece suite in white comprising panelled bath with shower over, w.c., wash hand basin, fully tiled walls, tiled floor, radiator, double glazed window to side.



**Bedroom one 10'11" x 8'3" (3.335m x 2.527m)**



With wardrobe fitment in white, double glazed window to rear, radiator.

**Bedroom two 12'6" x 7'3" (3.822m x 2.223m)**



With double glazed window to rear, radiator.

**Bedroom three 8'1" x 7'3" (2.470m x 2.230m)**



With double glazed window to side, radiator.

#### **Outside**



Low maintenance shingled front garden area. Side driveway providing off-road parking for 2 vehicles leading to single attached garage. Side access gate to enclosed level rear garden with lawn and patio,.

### View to rear of bungalow



#### Agents Notes

Council tax band - D

Annual Price - £2,012 (avg)

Conservation Area - No

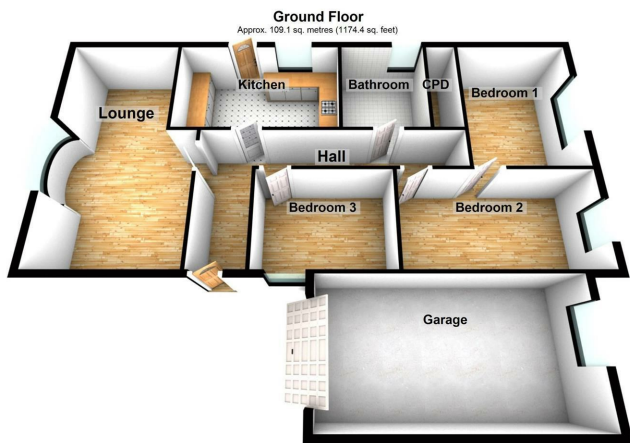
#### Agents Notes

Flood Risk - Very Low

Mobile Phone Coverage - EE, Vodafone, Three, O2

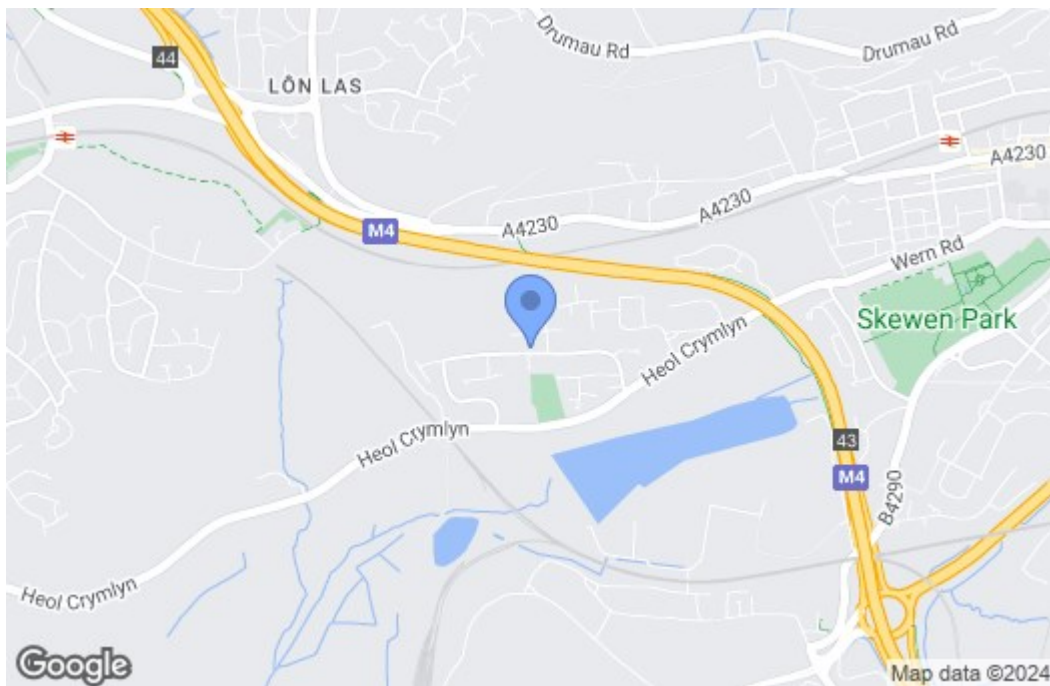
Satellite - BT, Sky.

## Floor Plan



Total area: approx. 109.1 sq. metres (1174.4 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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