



67 Lle Crymlyn, Neath, SA10 6FZ

£260,000

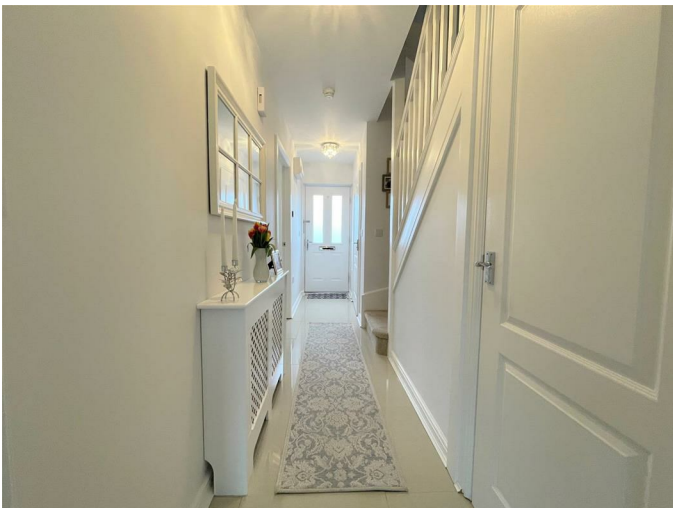
This beautifully spacious home is impeccably presented and represents the perfect forever family residence. Spanning three floors, the property features an entrance hallway with high gloss tiled flooring, a contemporary kitchen/breakfast room with appliances, a generous lounge on the ground floor, three bedrooms and a family bathroom with ample storage on the first floor, and the main bedroom with built-in wardrobes and a modern en-suite shower room on the second floor. The enclosed rear garden boasts a lawn and patio, while a single garage and front parking complete the picture. Viewing comes recommended.

Main dwelling



Entrance door into; hallway

Hallway 15'7" x 6'7" furthest point (4.77 x 2.02 furthest point)



High gloss tiled floors, under-stairs built-in-cupboard stairs to first floor and radiator.

Cloakroom



With low level WC, pedestal wash hand basin with tiled splashback, high gloss tiled floor, extractor fan, window to front and radiator.

Lounge 16'1" x 11'7" (4.91 x 3.55)



Spacious and attractive room with patio doors leading to the rear garden, window to rear and radiator.



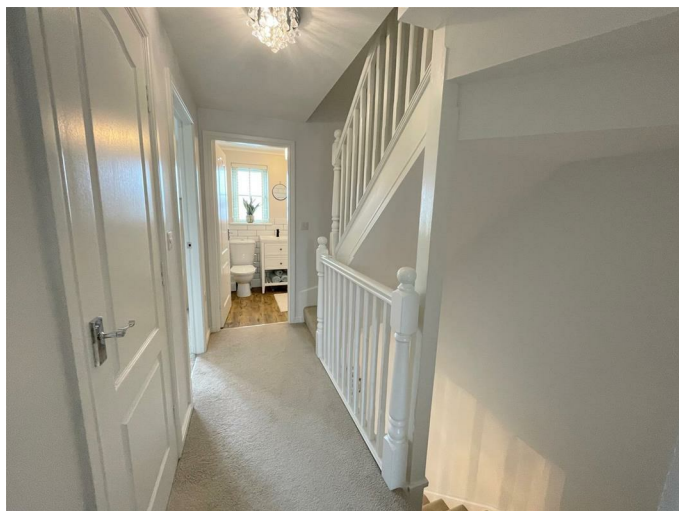
Kitchen 16'4" x 9'3" (4.99 x 2.83)



Modern fitted kitchen in high gloss cream fronted doors, wood grain effect work surfaces with cream brick feature tiles above, electric hob and oven with extractor hood above, room for washing machine, built-in-dishwasher, high gloss flooring, room for dining table, sink drainer with mixer taps, spotlights to ceiling, bay window to front and radiator.

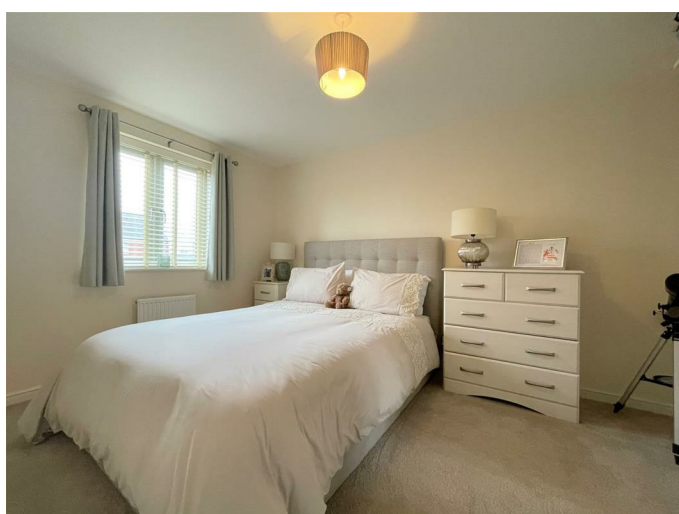


Landing 12'2" x 6'8" (3.73 x 2.05)

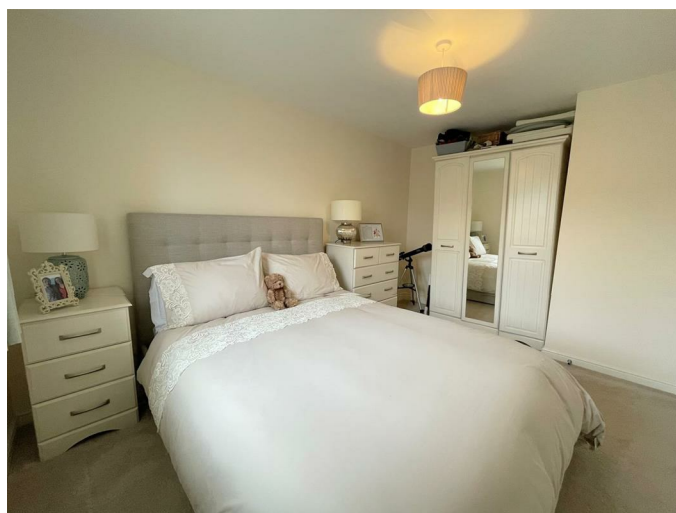


Two built in storage cupboards and stairs to second floor.

Bedroom two 13'2" x 9'2" (4.03 x 2.81)



Double room with window to rear and radiator.



Bedroom three 12'7" x 9'2" (3.85 x 2.80)



Double room with window to front and radiator.

Bedroom four



With window to rear and radiator.

Bathroom



Modern fitted suite with matt fittings, including; a panel bath with double head shower fittings, vanity wash hand basin, and low-level WC. window to the rear, wall-mounted towel rail, and brick feature tiles to the wall. LVT oak effect flooring.

Landing



Bedroom one 20'11" x 10'2" (6.38 x 3.11)



Beautiful spacious bedroom with built-in-floor to ceiling wardrobes with mirror inset, velux window to rear and window to front, door to en-suite and radiator.



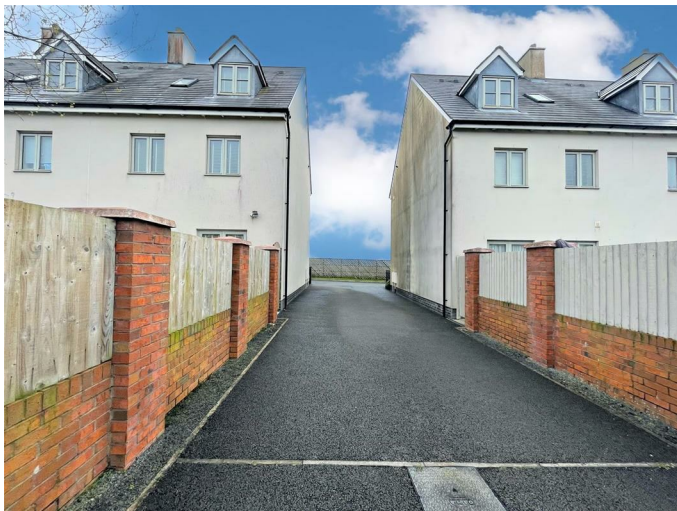
En-suite 8'2" x 8'1" (2.50 x 2.47)



Attractive room with, shower cubicle, vanity unit, housed WC with storage, brick feature tiled to walls, wall mounted heated towel rail, LVT flooring and window to rear.



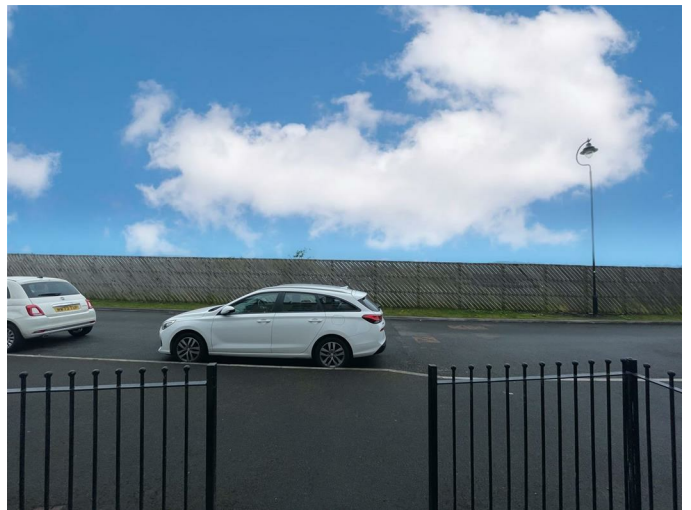
Side access leading to the garage



Rear garden



View from front



Single linked Garage



Single garage with up and over door and parking to front.

Agents notes

Council Tax
Band: D

Annual Price:
£2,281 (min)

Agents notes

Flood Risk - Very Low

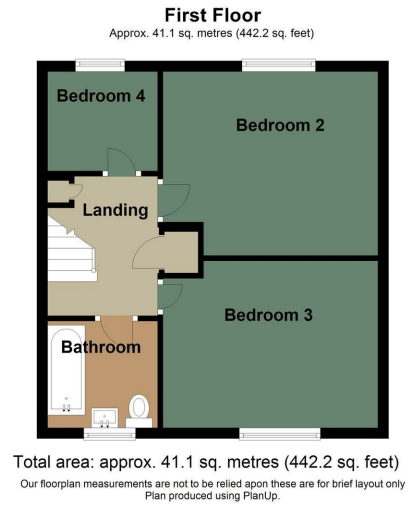
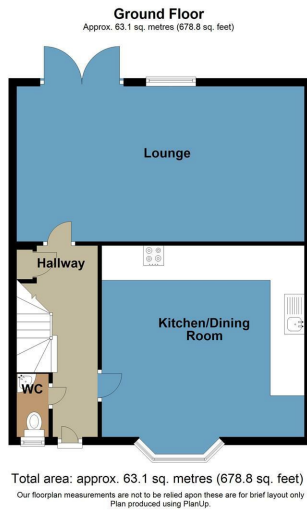
Conservation area - No

Agents notes

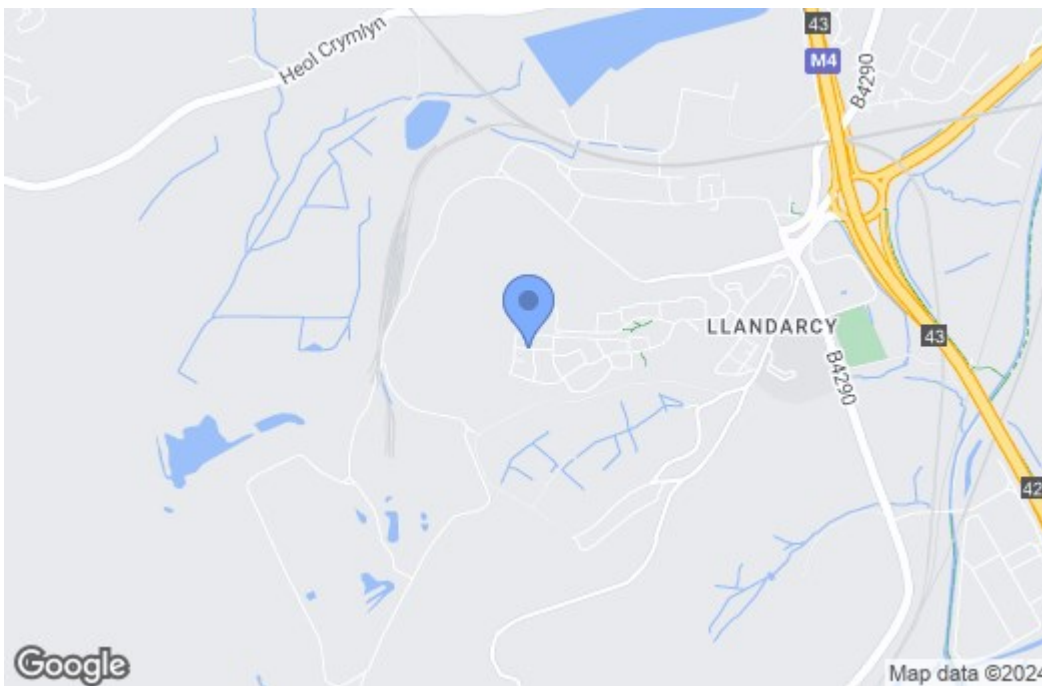
Mobile Coverage:
EE
Vodafone
Three
O2

Satellite:
BT
Sky
Virgin

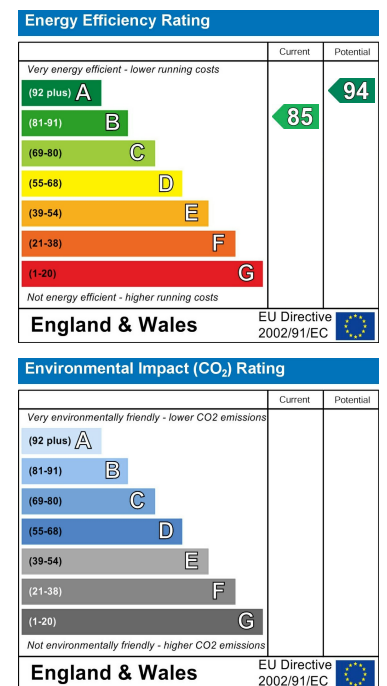
Floor Plan



Area Map



Energy Efficiency Graph



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