



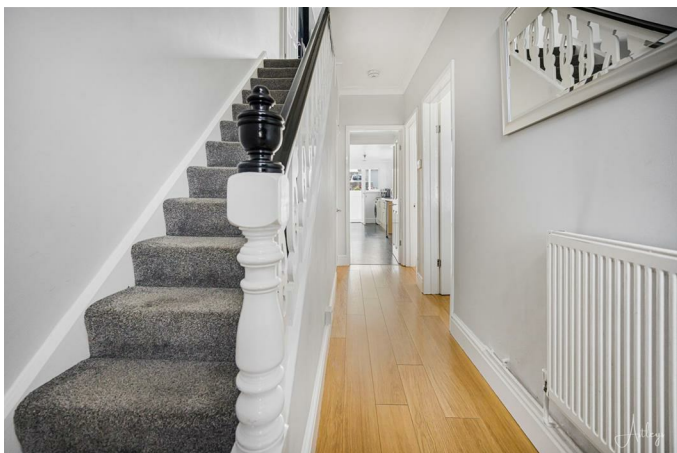
20 Crymlyn Road, Skewen, Neath, SA10 6DU

Offers In The Region Of £250,000

Situated in a sought after location within the village of Skewen, in close proximity of local schools, easy access for M4 motorway and a short drive of all amenities and facilities at Neath Town Centre, a well presented 3 bedroom semi detached, family home which has been well maintained by the present owners, offering accommodation over 2 floors to include, lounge, separate dining room, 3 bedrooms, kitchen and separate utility area/w.c.. Externally, there is ample parking to the rear via a roller shutter door. Good sized, landscaped garden to rear.

Front composite entrance door into:

Entrance hall 14'5 x 5'9 (4.39m x 1.75m)



Laminate flooring with coving and an understairs cupboard, coving and a radiator

Living room 13'6 x 12'3 (4.11m x 3.73m)



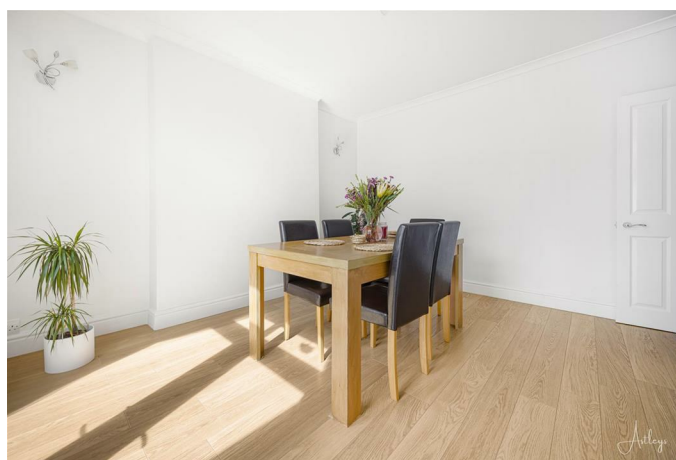
Oak beam with ornamental fireplace, laminate flooring, bay window to the front, coved ceiling and radiator.



Dining room 13'1 x 10'8 (3.99m x 3.25m)



Laminate flooring, French doors to rear garden, coved ceiling and radiator



Kitchen 20'5 x 6'3 (6.22m x 1.91m)



Fitted with a range of base and wall units in Maple colour with black marble effect work surfaces, tile effect laminate floor, built in electric oven and induction hob, extractor oven, integrated fridge/freezer, breakfast bar and stainless steel sink unit, part tiled walls, space for washing machine, 2 storage alcoves and window and door to the rear, coving and radiator.

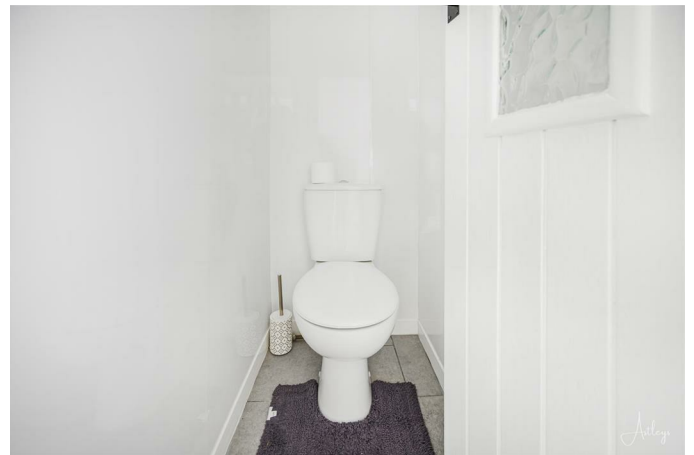


Utility room 7'1 x 5'5 (2.16m x 1.65m)



Door to patio and garden, window to rear, tiled floor, respatex to walls, separate w.c.

W/C 4'3 x 2'4 (1.30m x 0.71m)



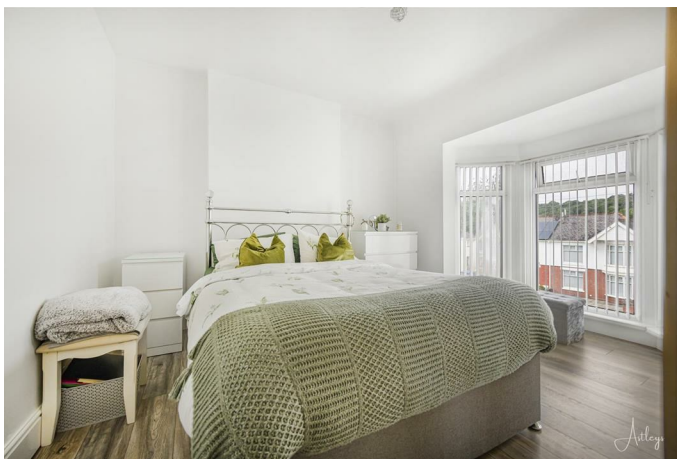
W/C with respatex to walls and ceiling,

Landing area 6'5 x 9'9 (1.96m x 2.97m)



With covered ceiling.

Bedroom 1 13'7" x 11'6" (4.14m x 3.51m)



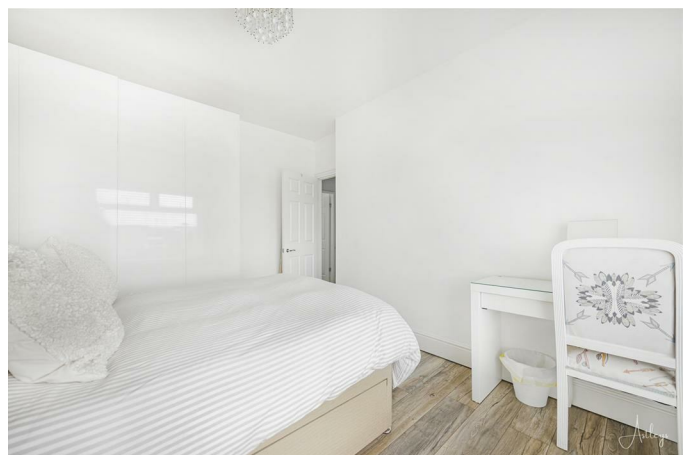
Fitted wardrobes in maple colour, bay window to front, laminate flooring, radiator.



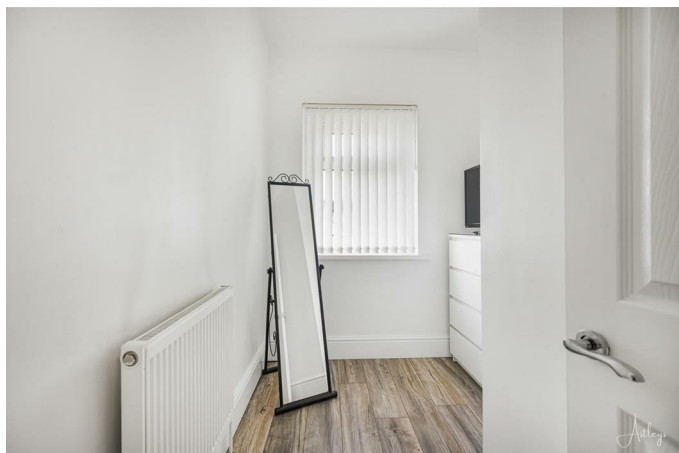
Bedroom 2 13'1 x 10'7 (3.99m x 3.23m)



Laminate flooring, cupboard housing boiler, window to rear and radiator.

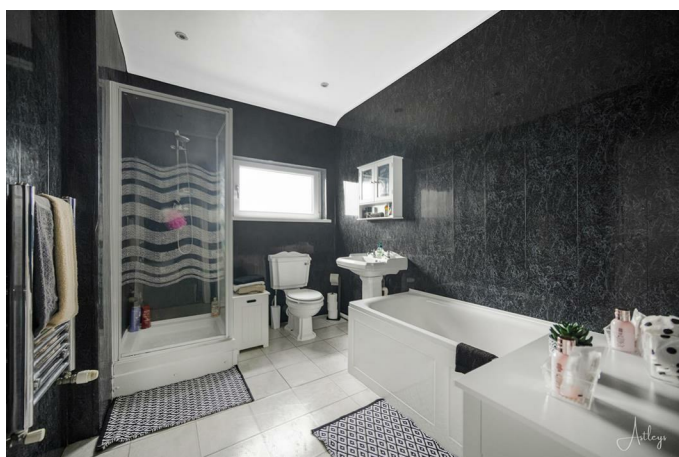


**Bedroom 3 6'6 x 7'8 (narrowing to 3'5) (1.98m x 2.34m
(narrowing to 1.04m))**



Laminate flooring, window to front, radiator.

Bathroom 9'8 x 7'5 (2.95m x 2.26m)



3 piece in white comprising panelled bath, wash hand basin, w/c, window to rear, tiled effect laminate flooring, respatex walls, access to attic and spotlights to ceiling, heated towel rail and separate shower cubicle.

Outside



Front garden paved with flower borders and side access gate to the good size garden to the rear which is laid to patio, lawn and there is ample off-road parking via a roller shutter door.





Drone



Agents notes

Council Tax Band: D Annual Price: £2,281

Agents notes

Conservation Area -No

Flood Risk

No Risk

Floor Area

0 ft 2 / 0 m 2

Plot size

0.09 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Ultrafast

9000 Mbps

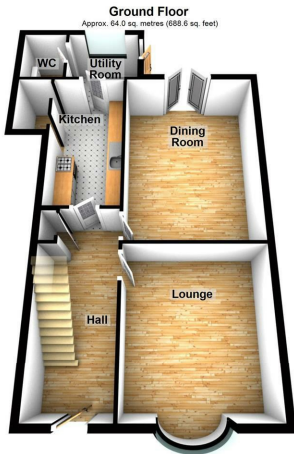
Satellite / Fibre TV Availability

BT

Sky

Virgin

Floor Plan

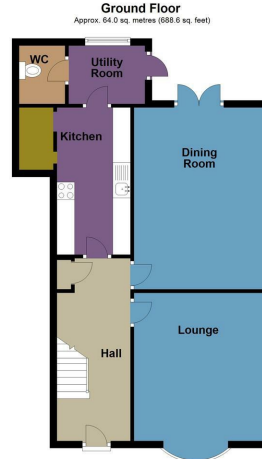


Ground Floor
Approx. 64.0 sq. metres (688.6 sq. feet)

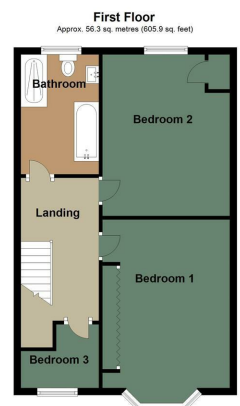


First Floor
Approx. 56.3 sq. metres (605.9 sq. feet)

Total area: approx. 120.3 sq. metres (1294.5 sq. feet)
Our floorplan measurements are not to be relied upon these are for brief layout only
Plan produced using PlanItUp



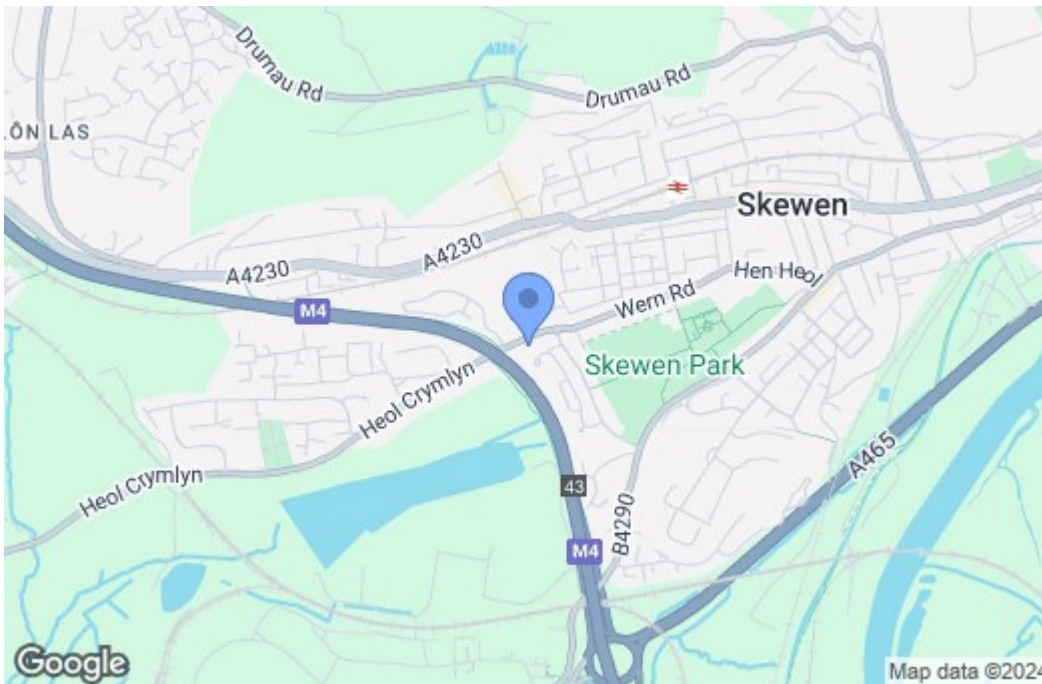
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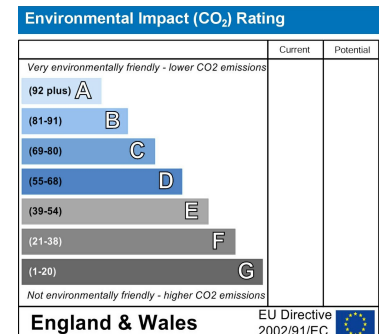
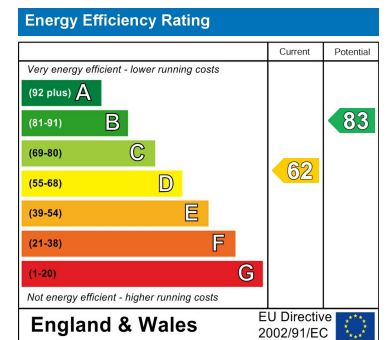
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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.