



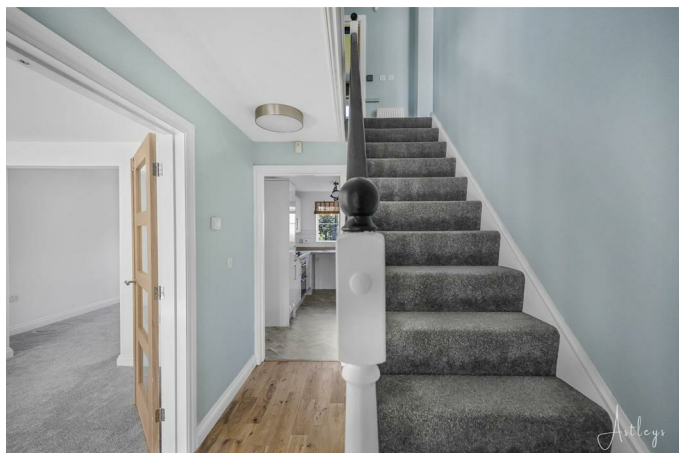
## 129 Crymlyn Park, Skewen, Neath, SA10 6EF

**Offers In The Region Of £349,950**

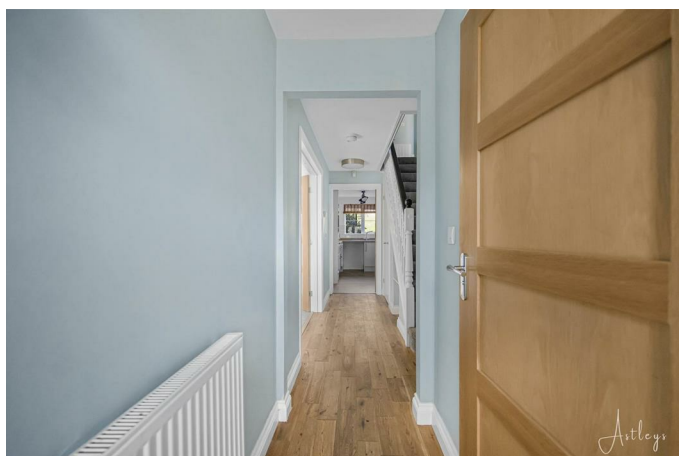
Tucked away in a quiet cul-de-sac, this splendid detached family home offers the perfect balance of comfort, style, and convenience. Positioned within a sought-after residential development, it enjoys close proximity to Neath town centre and the Morfa retail park—an enviable setting for families seeking both tranquility and accessibility. Beautifully maintained and thoughtfully designed, the property boasts an impressive and versatile layout. The ground floor features two elegant reception rooms, providing ample space for both relaxed family living and formal entertaining. A large kitchen and breakfast room forms the heart of the home—ideal for everyday gatherings—while a practical utility room and cloakroom enhance functionality. Upstairs, four generously sized bedrooms offer comfort and flexibility for a growing family. The master suite and third bedroom each enjoy their own ensuite shower rooms, complemented by a stylish family bathroom. A separate dressing room provides a touch of luxury and could easily serve as a fifth bedroom if desired. Externally, the home continues to impress. A private driveway offers off-road parking and leads to an integral garage, perfect for additional storage or vehicle accommodation. To the rear, a good-sized terraced garden provides a safe and inviting outdoor space—ideal for children to play or for hosting summer gatherings with friends and family. Combining space, practicality, and an outstanding location, this exceptional home presents an ideal opportunity for families in search of modern comfort within a peaceful and well-connected setting.

**Front composite entrance door into:**

**Entrance hallway 19'4" x 6'1" (5.89m x 1.85m)**



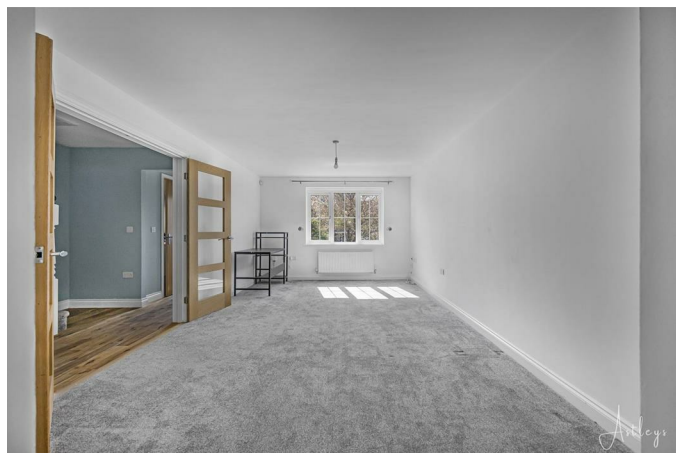
With solid oak flooring, radiator, understairs cupboard, stairs to first floor.



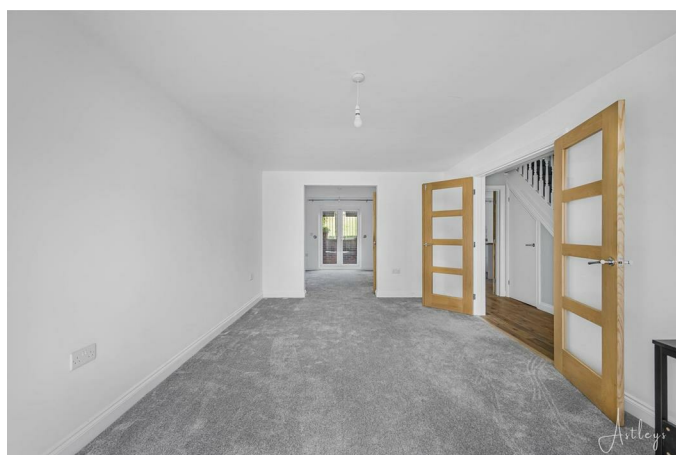
**Cloakroom 6'5" x 2'7" (1.96m x 0.79m)**

With 2 piece suite in white comprising vanity sink, w.c., tiled floor, double glazed window to front.

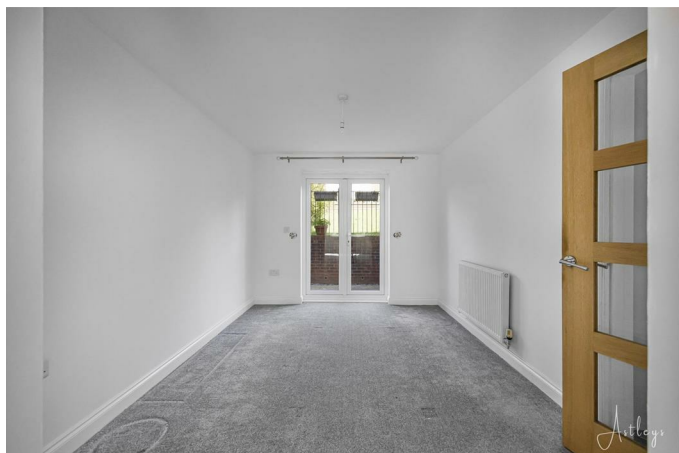
**Living Room 17'9" x 10'9" (5.41m x 3.28m)**



With double glazed window to front, radiator, opening to:



**Dining Room 11'7" x 9'3" (3.53m x 2.82m)**

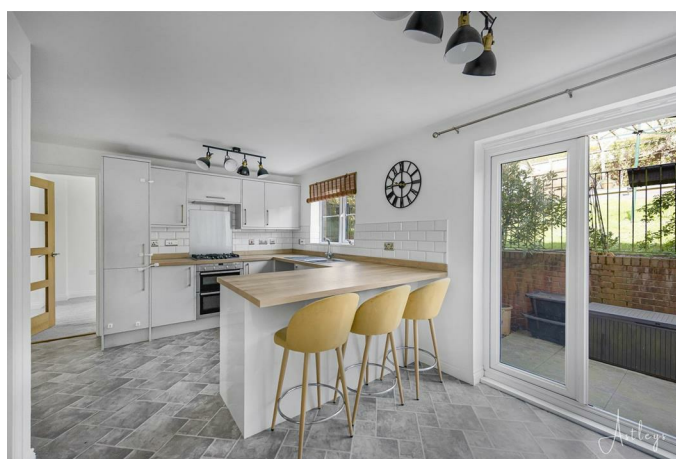


With double glazed french doors to rear, radiator.

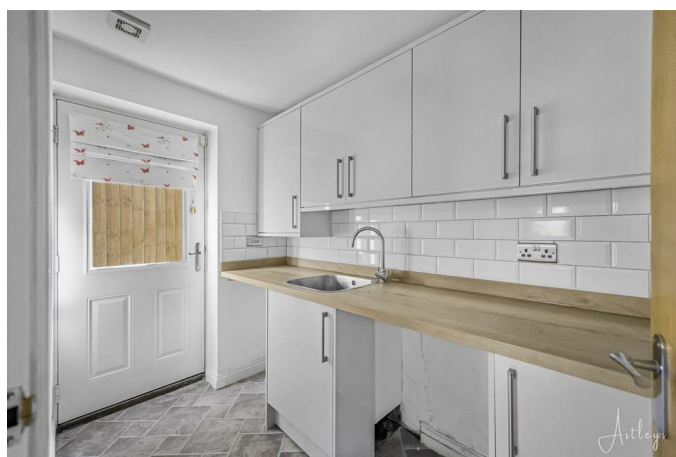
**Kitchen/breakfast room 16'8" x 9'1" (5.08m x 2.77m)**



With range of fitted base and wall units in high-gloss light grey with oak effect work surfaces, stainless steel sink unit, built-in electric oven, gas hob with extractor canopy over, breakfast bar, space for fridge/freezer, cushion flooring, part tiled walls, radiator, double glazed window to rear. Breakfast area with radiator, double glazed french doors to rear garden.



**Utility room 8'5" x 4'9" (2.57m x 1.45m)**

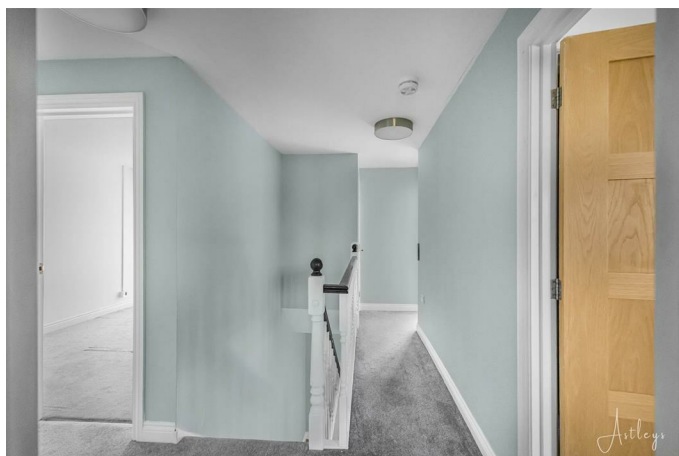


With fitted base and wall units in high-gloss light grey with oak effect work surfaces, stainless steel bowl

style sink, space for washing machine and tumble dryer, cupboard housing gas central heating boiler, part tiled walls, cushion flooring, double glazed door to side.

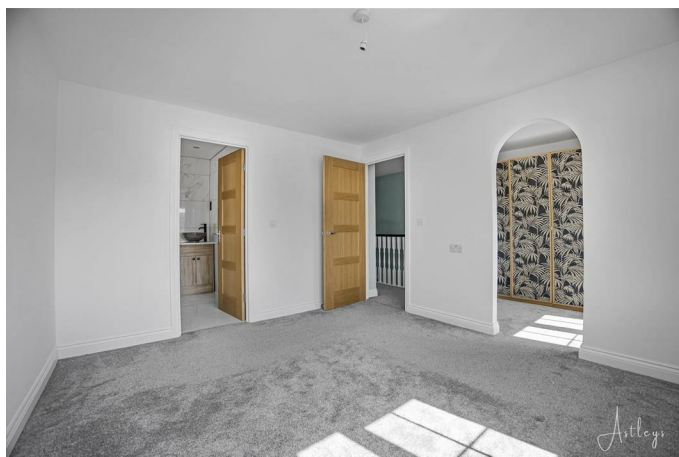
## FIRST FLOOR

**Landing 10'8" x 9'7" (3.25m x 2.92m)**



Access to roof space, radiator, built-in storage cupboard with water cylinder.

**Bedroom one 12'0" x 10'8" (3.66m x 3.25m)**



With double glazed window to front, radiator, arch to:

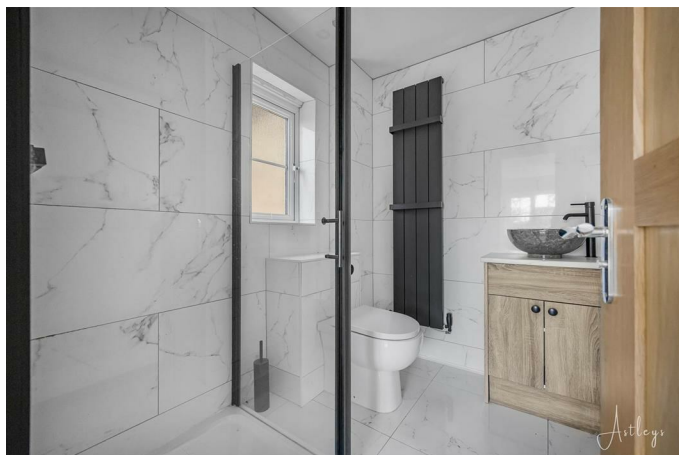


**Dressing room/bedroom 5'8" x 6'6" (2.62m x 1.98m)**



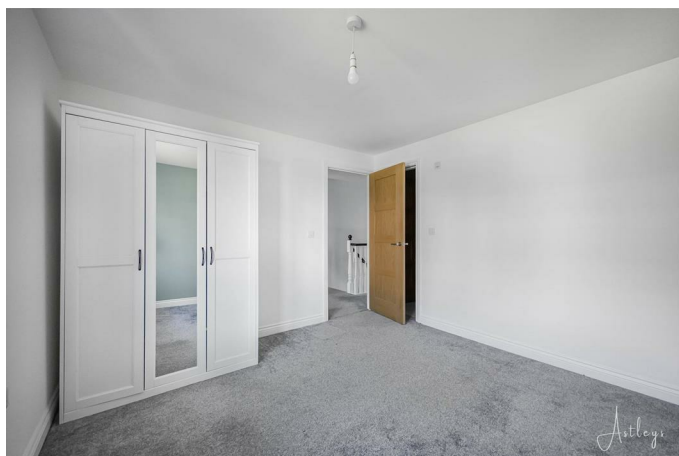
With double glazed window to front, radiator.

#### Ensuite shower room 6'7" x 5'4" (2.01m x 1.63m)



With 3 piece suite in white comprising shower cubicle with Rainfall shower and hand shower, w.c. in sealed unit, sink on light oak effect vanity unit with marble bowl style sink, upright radiator, fully tiled walls and floor, double glazed window to side, spotlights to ceiling.

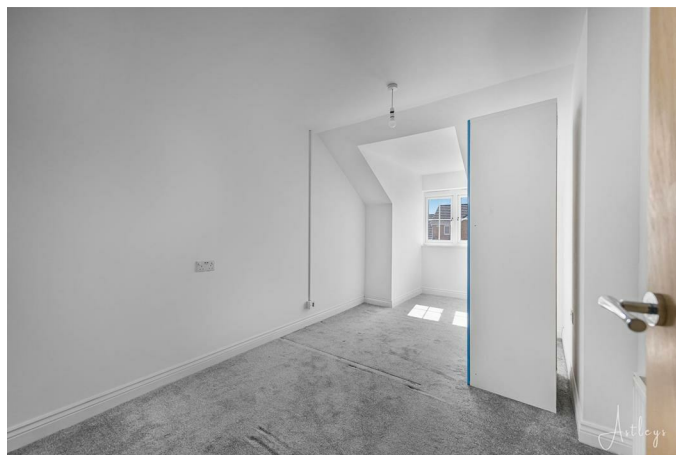
#### Bedroom two 15'9" x 8'5" (4.80m x 2.57m)



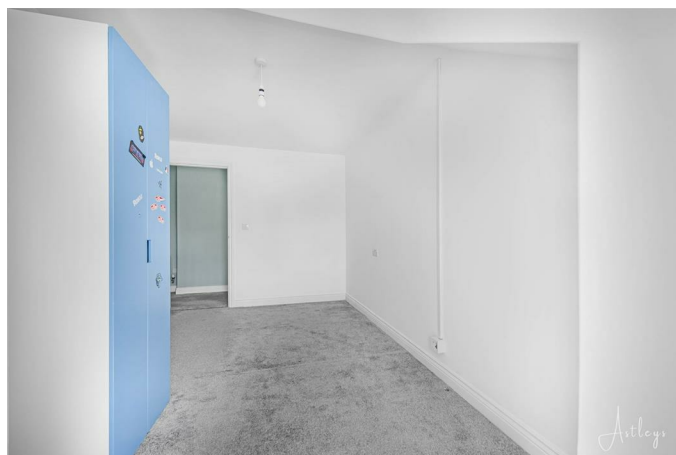
With double glazed window to rear, radiator.



#### Bedroom three 15'9" x 8'5" (4.80m x 2.57m)

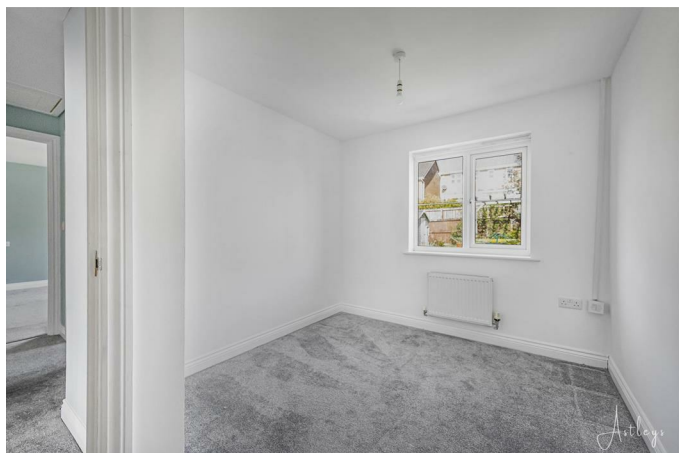


With double glazed window to front, radiator.



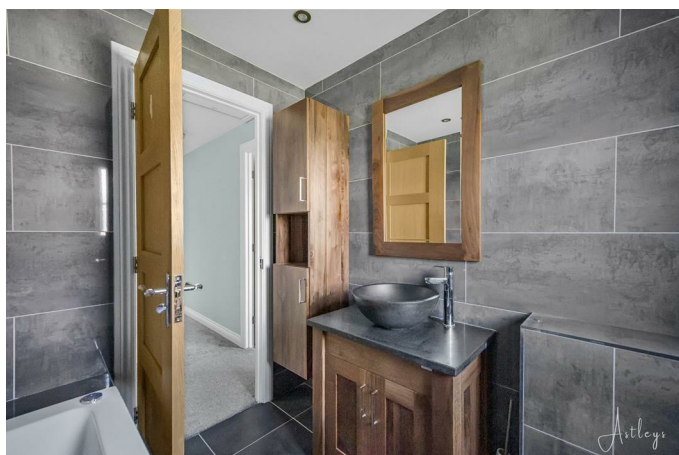
#### Ensuite shower room

**Bedroom four 11'6" x 8'5" (3.51m x 2.57m)**



With double glazed window to rear, radiator.

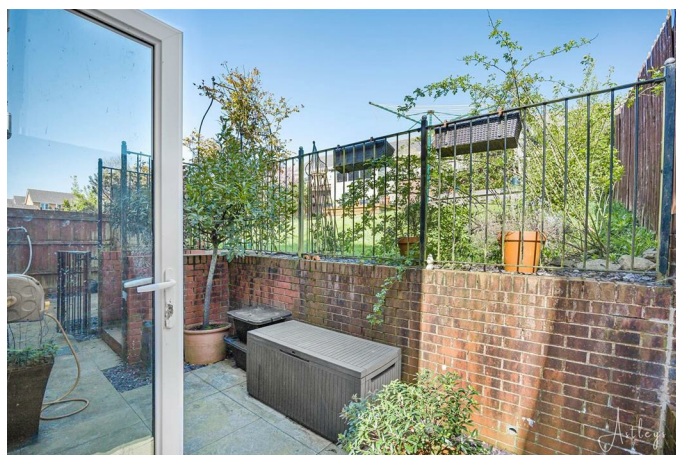
**Bathroom/w.c. 7'2" x 6'0" (2.18m x 1.83m)**



With 3 piece suite in white comprising jacuzzi style bath in tiled surround with shower to taps, w.c. in sealed unit, ceramic bowl style sink on mahogany vanity unit, tiled floor, fully tiled walls, spotlights to ceiling, double glazed window to rear.



**Outside**



Front garden with lawn and driveway providing off-road parking leading to single integral garage. Side access gate to good size enclosed terraced rear garden with patio area, steps up to lawns, small decked area with pergola and timber garden shed. Outside water tap.



**Drone photograph**



**AGENTS NOTE**

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

8 Mbps

Superfast

36 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

**AGENTS NOTE**

Council Tax E £2983

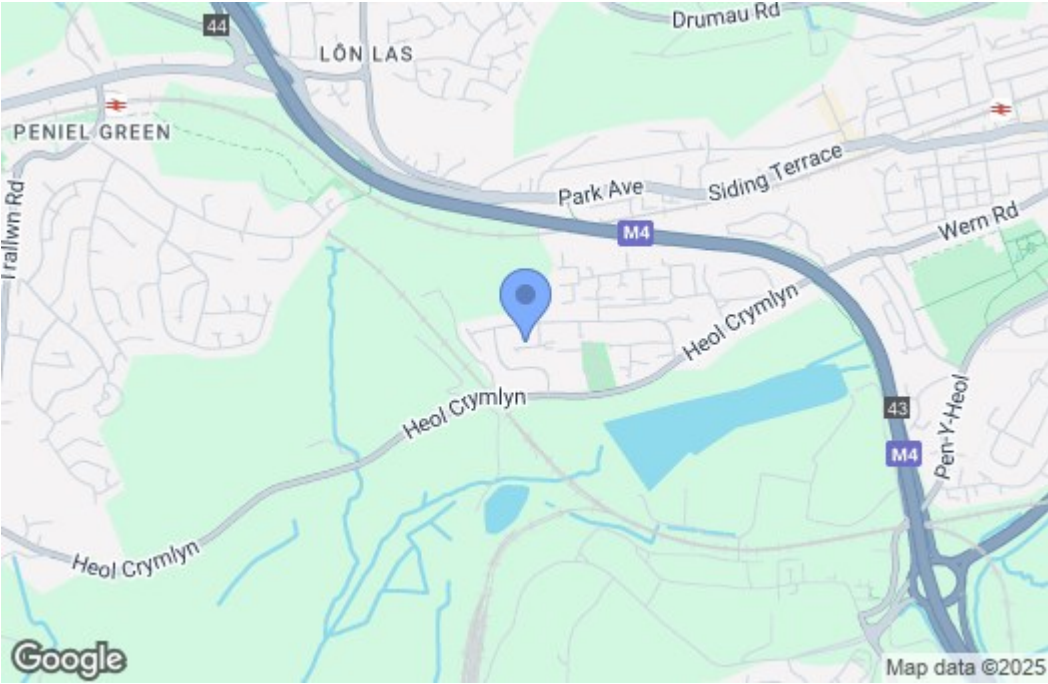


Floor Plan

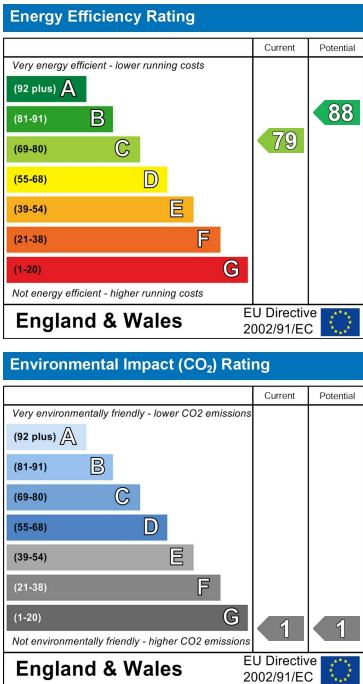


Total area: approx. 90.9 sq. metres (978.2 sq. feet)

Area Map



Energy Efficiency Graph



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