



3 Maes Mawr Road, Crynant, SA10 8SY

Offers In The Region Of £235,000

Nestled in the charming village of Crynant, this spacious detached family home on Maes Mawr Road offers a tranquil retreat in a quiet location. Spanning an impressive 1,378 square feet, the property boasts two large reception rooms, providing ample space for both relaxation and entertaining. The ground floor features a convenient shower room, enhancing the practicality of the layout. The home comprises three generously sized double bedrooms, ensuring comfort for the entire family. The potential for modernisation is significant, allowing new owners to tailor the space to their personal tastes and needs. Outside, the property benefits from off-road parking and a single detached garage, providing secure storage and convenience. The large garden to the rear presents an excellent opportunity for outdoor activities, gardening, or simply enjoying the peaceful surroundings.

Side reception room into:

Entrance hallway 11'2" x 8'0" (3.40m x 2.44m)



With solid wood flooring, picture rail, radiator, understairs storage area, tongue and groove to walls, stairs to first floor.

Sitting room 15'4" x 10'8" (4.67m x 3.25m)



With double glazed bay window to front, picture rail, radiator.



Living room 16'9" x 11'8" (5.11m x 3.56m)



With dark oak feature fireplace with gas fire (not tested), coved ceiling, double glazed window to front, radiator.



Shower room 7'8" x 3'6" (2.34m x 1.07m)



With shower, vanity sink, w.c., tiled floor, respatex to walls and ceiling, tiled floor.

Kitchen 14'2" x 12'7" (4.32m x 3.84m)



With fitted base and wall units in solid oak units with work surfaces over, resin sink and drainer, integrated fridge/freezer, gas hob with extractor over, tiled floor, part tiled walls, radiator, double glazed window and door to rear, gas boiler housed in base unit, beams to ceiling.



FIRST FLOOR

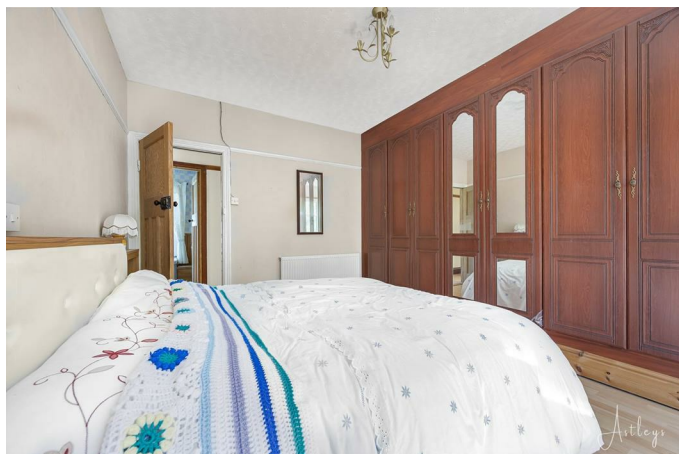
Landing area 15'3" x 11'2" x 5'3" (4.65m x 3.40m x 1.60m)

With laminate flooring, double glazed window to side and rear, coved ceiling.

Bedroom one 14'8" x 9'2" (4.47m x 2.79m)



With range of mahogany fitted wardrobes, double glazed bay window to front, laminate flooring, picture rail.



Bedroom two 12'1" x 11'2" (3.68m x 3.40m)



With laminate flooring, double glazed window to rear, radiator, picture rail, coved ceiling.



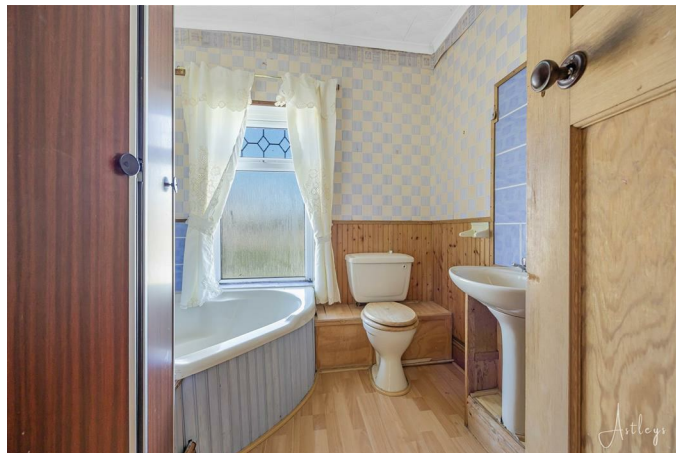
Bedroom three 11'2" x 9'2" (3.40m x 2.79m)



With built-in double wardrobe, laminate flooring, radiator, double glazed window to rear, picture rail, small access to attic space.



Bathroom/w.c. 7'9" x 7'4" (2.36m x 2.24m)



With 3 piece suite in white comprising corner bath, w.c., wash hand basin, radiator, laminate flooring, built-in cupboard with water tank, part tiled walls, tongue and groove to walls, radiator, laminate flooring, double glazed window to rear.

Outside



Front garden area. Side driveway providing off-road car parking leading to single detached garage. Enclosed good size garden to rear with astroturfed areas, block storage shed and metal workshop/storage shed.



Off-road parking



Drone photograph



AGENTS NOTE

Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
16 Mbps
Superfast
43 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

AGENTS NOTE

Council Tax Band D £2441

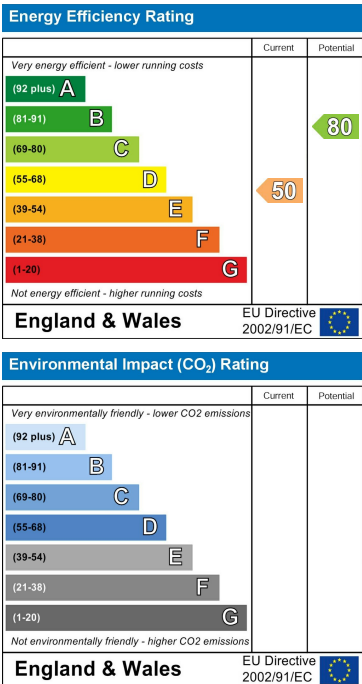
Floor Plan



Area Map



Energy Efficiency Graph



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