



Crymlyn Parc, Skewen,
Neath, Neath Port Talbot, SA10 6DG.

Offers in the Region Of £325,000

****Exclusive with Abbey Residential Agents****

If you are interested in this home, please call us verbally.

Abbey Residential Agents are proud to offer this freehold, four bedroom detached family residence in a sought after location of Skewen.

This home is situated in a convenient position for the local schools, shops and amenities in Skewen and a short journey to Llansamlet with has a good choice of shopping. Good access] road to the M4 junction at Llandarcy. Vacant Possession with No Onward Chain.

The accommodation consists to the ground floor of an entrance hall, cloakroom, lounge, dining room, kitchen with units. To the first floor there are four bedrooms, main bedroom with en-suite and a family bathroom. Externally there is a driveway which leads to the garage. Ample driveway to the side of the home.

Entrance

via front door into the hall.

Hall

Door into the cloakroom. Door into the lounge. Door to the kitchen. Stairs to the first floor.

Cloakroom

6' 0" x 3' 0" (1.83m x 0.91m)

Lounge

16' 7" x 12' 0" (5.05m x 3.65m)

Dining Room

12' 0" x 8' 4" (3.65m x 2.54m)

Kitchen

14' 7" x 11' 5" (4.44m x 3.48m)

First Floor Landing

Doors off to the bedrooms and the family bathroom.

Bedroom One

14' 0" x 9' 8" (4.26m x 2.94m)

En-suite

6' 0" x 6' 5" (1.83m x 1.95m)

Bedroom Two

9' 2" x 7' 8" (2.79m x 2.34m)

Bedroom Three

8' 8" x 8' 5" (2.64m x 2.56m)

Bedroom Four

10' 8" x 7' 9" (3.25m x 2.36m)

Family Bathroom

6' 5" x 6' 0" (1.95m x 1.83m)



Garage

18' 3" x 8' 5" (5.56m x 2.56m)

Garden

To the front there is an area laid to lawn. With a driveway leading to the garage. Ample driveway to the side of the home. To the rear there is an enclosed rear garden.

Tenure - Freehold

Please ask your solicitor to check the tenure of the home.

Agents Notes

Please note that our vendor has taken the measurements of the home.

Council Tax - D

Energy Performance Certificate

Our assessor will be undertaking the report of the home in due course.

Viewing by appointment with the selling agents.

Please contact us to arrange a viewing of the home.

Disclaimer

These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey

Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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