



Lle Crymlyn, Llandarcy,  
Neath, Neath Port Talbot, SA10 6FZ.

Offers in the Region Of £204,950

\*\*\*\*\*Reviewed Marketing Figure and Exclusive with Abbey Residential Agents\*\*\*\*\* If you are interested in this home, please call us verbally. Click the link for the virtual tour of this home in the comfort of your own home. Abbey Residential Agents are proud to offer for sale by private treaty this well presented three bedroom semi detached family home on this select development of modern homes in the location of Llandarcy. Excellent road links to the M4 and the A465. We strongly recommend internal viewing of this home. Vacant Possession with No Onward Chain. The accommodation consists to the ground floor of an entrance hall, modern fitted kitchen and a lounge. To the first floor there are three bedrooms, en-suite shower room and a family bathroom. Externally there are front and rear gardens.

## Entrance

via front door into the hall.

## Hall

Radiator, stairs to the first floor. Door into the lounge. Door into the kitchen. Door into the cloakroom. Plain plastered ceiling with coving, tiled floor.

## Cloakroom

A suite which consists of sink unit with tiled splash backs, push button toilet, radiator, tiled floor.

## Kitchen

11' 3" x 8' 7" (3.43m x 2.61m)

Double glazed window to the front aspect, plain plastered ceiling, tiled floor, wall mounted boiler. Brick tiled splash backs. Wall mounted boiler. A range of fitted wall and base units inset stainless steel sink unit, stainless steel splash back, extractor fan, oven, plumbed for a washing machine, designer radiator, tiled floor.



**Abbey**  
RESIDENTIAL AGENTS

## Lounge

13' 3" x 15' 5" (4.04m x 4.70m)

Double glazed window to the rear aspect, plain plastered ceiling, radiator. Door leading into the rear garden. Understairs cupboard for storage, laminated flooring, radiator.

## First Floor Landing

Plain plastered ceiling, access to the loft, linen cupboard, doors off to the bedrooms and the family bathroom.

## Bedroom One

9' 8" x 12' 7" (2.94m x 3.83m)

Double glazed window to the front aspect, plain plastered ceiling, radiator, door into the en-suite shower room.

## En-suite Shower Room

5' 3" x 5' 9" (1.60m x 1.75m)

Frosted double glazed window to the front aspect, plain plastered ceiling, chrome towel rail, tiled floor. A suite consists of push button toilet, pedestal wash hand basin with tiled splash back, shower cubicle.



## **Bedroom Two**

8' 8" x 9' 2" (2.64m x 2.79m)

Double glazed window to the rear aspect, plain plastered ceiling, radiator.

## **Bedroom Three**

9' 2" x 5' 10" (2.79m x 1.78m)

Double glazed window to the rear aspect, plain plastered ceiling, radiator.

## **Family Bathroom**

6' 4" x 6' 4" (1.93m x 1.93m)

Plain plastered ceiling, extractor fan, chrome towel rail. A suite consists of pedestal wash hand basin, toilet, panelled bath, tiled splash back, tiled floor.

## **Garden**

To the front there is off road parking for two vehicles. Side gate leading into the rear garden. To the rear is enclosed where there is decking area.

## **Tenure - Freehold**

Please ask your solicitor to check the tenure.



## **Energy Performance Certificate**

Current - 83 - B Potential - 95 - A Total Floor Area 74 square metres Certificate Number - 7898-2095-7378-7306-4646-0974 Valid until 30th August 2026  
Full EPC can be located on [www.epcregister.com](http://www.epcregister.com)

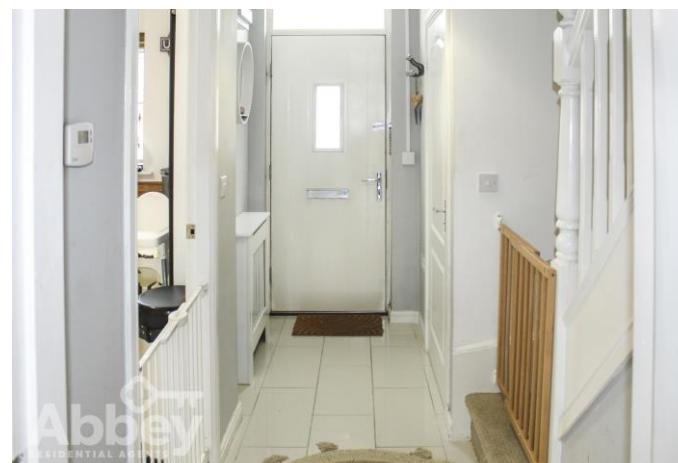
## **Viewing by appointment with the selling agents.**

Please contact ourselves 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

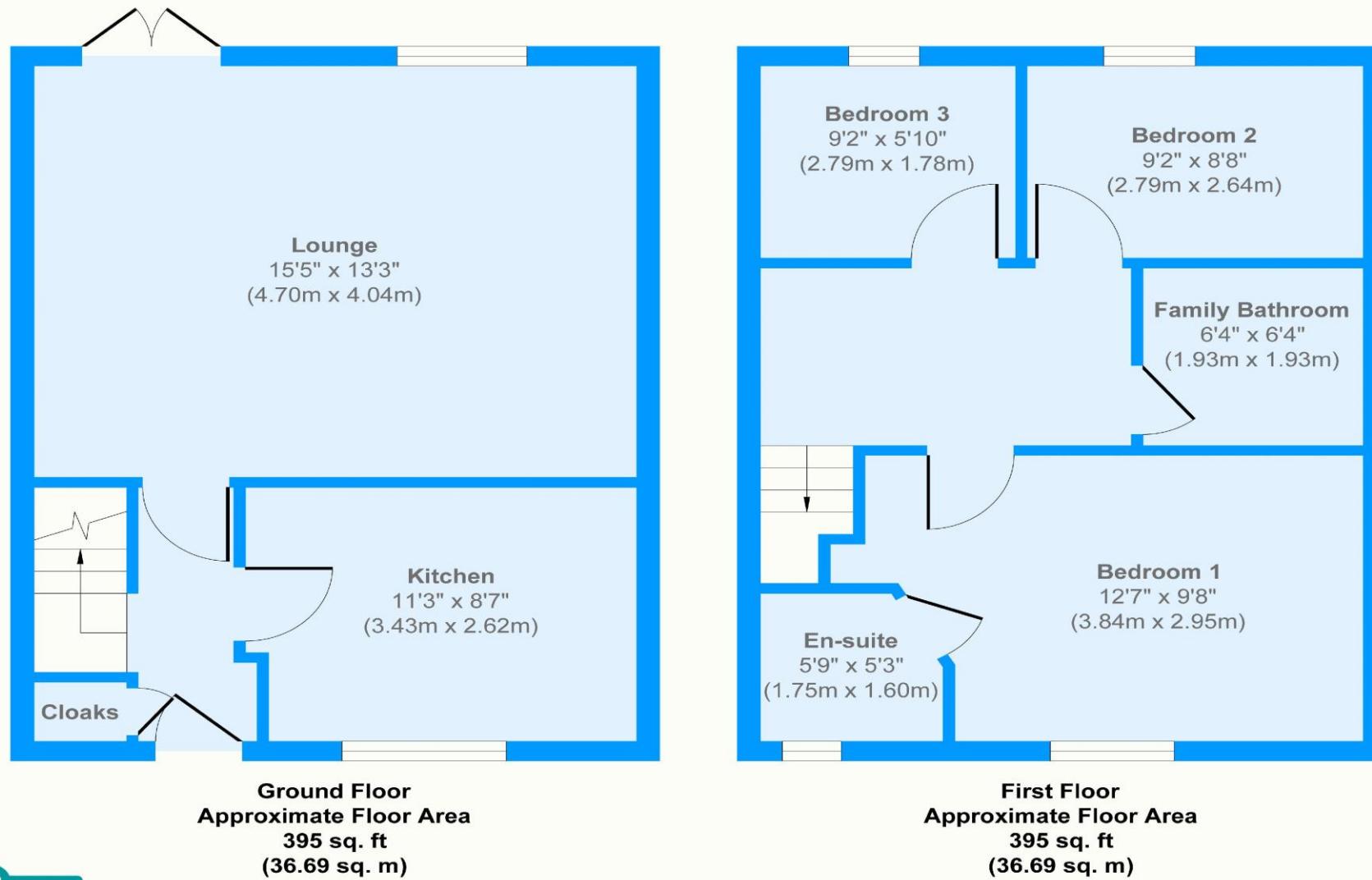
conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the 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.







## Lle Crymlyn, Llandarcy, SA10 6FZ



Abbey Residential Agents Office  
Tel: 01639 641994

3 Old Town Hall New Street Neath Glamorgan SA11 1RT  
enquiries@abbeyresidentialagents.co.uk  
www.abbeyresidentialagents.co.uk