



Station Road, Crynant,
Neath, Neath Port Talbot, SA10 8NW.

Offers in the Region Of £154,999

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

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

Abbey Residential Agents are proud to offer for sale by private treaty this well proportioned three bedroom, four receptions end of terrace family home in the sought after village location of Crynant.

We strongly recommend internal viewing of this family home and is offered with vacant possession and no onward chain. This home requires updating which has been reflected in the asking price. Close to local shops and dentist located on Station Road. Good road links to the adjoining locations of Seven Sisters and Ystalyfera. The accommodation consists to the ground floor of an entrance vestibule, hall, dining room, lounge, sitting room, family room, kitchen with base units, utility area and a lean to room. To the first floor there are three bedrooms and a wet room. Externally to the rear there is good sized garden.

Entrance

via pvc door into the vestibule.

Vestibule

Tiled floor, dado rail, door into the hall.

Hall

Laminated flooring, radiator, stairs to the first floor. Door into the dining room. Door into the lounge.

Dining Room

10' 4" x 12' 2" (3.15m x 3.71m)

Double glazed window to the front aspect, papered ceiling with coving, radiator, laminated flooring. Open to the lounge.

Lounge

11' 10" x 12' 9" (3.60m x 3.88m)

Sash window to the lean to room. Gas fire in a feature surround. Radiator. Papered ceiling with coving. Laminated flooring, Understairs storage. Door to the sitting room.

Sitting Room

11' 9" x 10' 7" (3.58m x 3.22m)

Plain plastered ceiling. double glazed window to the rear aspect overlooking the rear garden, double radiator, door to the cloaks. door to the family room.

Cloakroom

5' 2" x 3' 2" (1.57m x 0.96m)

Frosted double glazed window to the side aspect, plain plastered ceiling, tiled floor. A suite consists of push button toilet and a wash hand basin.

Family Room

13' 9" x 10' 7" (4.19m x 3.22m)

Double glazed window to the front aspect, radiator, plain plastered ceiling with spotlights. Pvc door to the front access.

Kitchen

11' 6" x 8' 9" (3.50m x 2.66m)

Door and sash window to the lean to room. Laminated flooring. A range of base units, cooker point and a radiator.



Utility Area

5' 6" x 6' 6" (1.68m x 1.98m)

Two double glazed windows to the rear aspect. Base unit with stainless steel sink unit. Plumbed for a washing machine. Space for a fridge/freezer.

Lean to room

8' 4" x 5' 11" (2.54m x 1.80m)

Frosted pane and frosted pvc door leading into the rear garden.

First Floor Landing

Doors off to the first floor rooms, storage area.

Bedroom One

14' 0" x 8' 6" (4.26m x 2.59m)

Double glazed window to the front aspect, papered ceiling with coving, radiator.

Bedroom Two

8' 4" x 10' 6" (2.54m x 3.20m)

Double glazed window to the rear aspect, radiator, fitted cupboard housing boiler.

Bedroom Three

10' 10" x 7' 8" (3.30m x 2.34m)

Double glazed window to the front aspect, radiator, access to the loft.

Wet Room

10' 4" x 5' 9" (3.15m x 1.75m)

Frosted double glazed window to the side aspect, towel rail, plain plastered ceiling, laminated flooring, walk in shower area, toilet, vanity unit inset sink unit, partial tiled to walls.

Garden

The rear garden is of a reasonable size and is an area laid to lawn and is enclosed.

Tenure - Freehold

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

Council Tax - B

Energy Performance Certificate

Please contact us to arrange a viewing of the home.

Viewing by appointment with the selling agents.

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Disclaimer

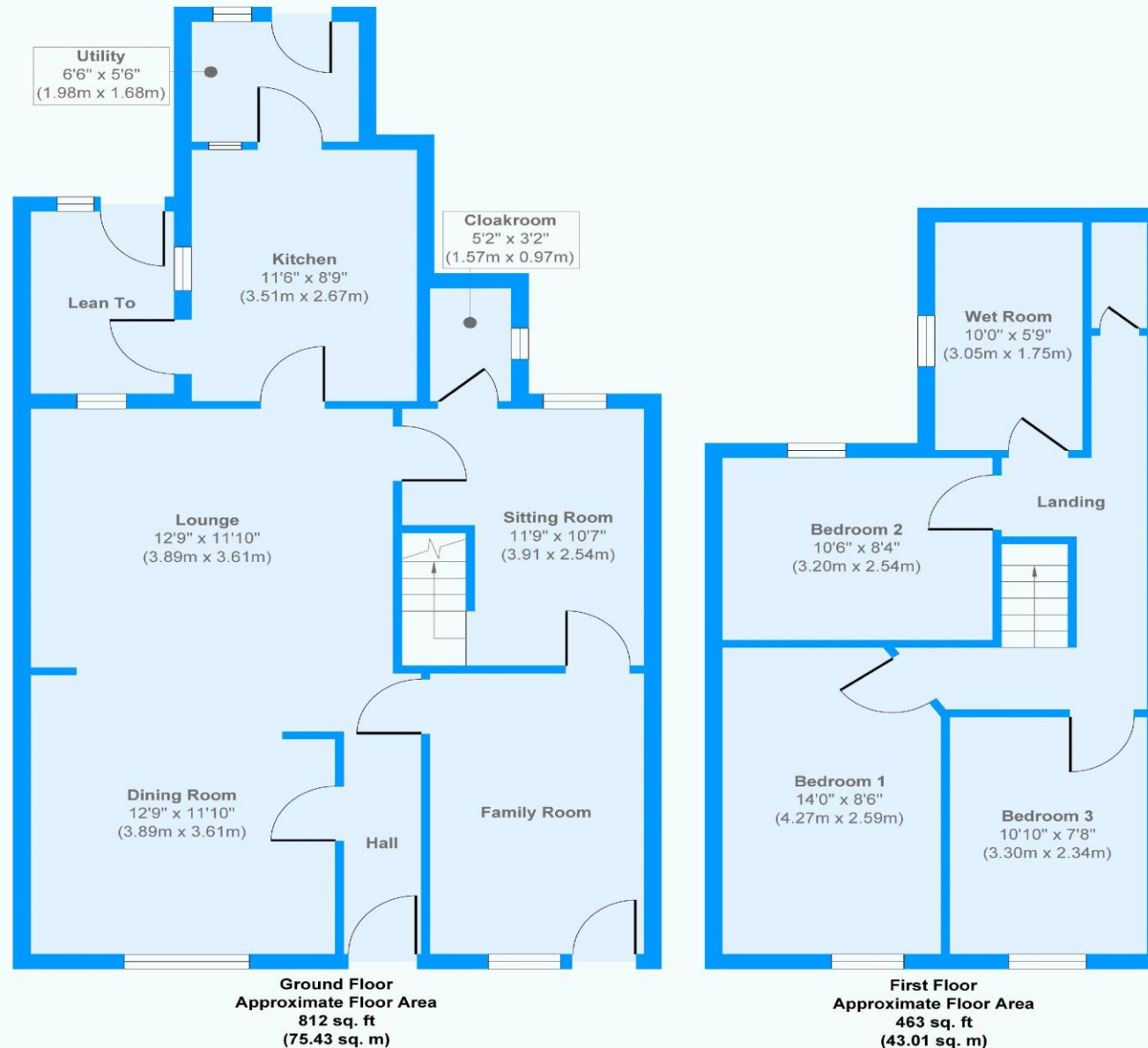
These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons 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.



Station Road, Crynant, Neath, SA10 8NW



Approx. Gross Internal Floor Area 1275 sq. ft / 118.44 sq. m

Produced by Elements Property



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