



63 Crymlyn Road, Neath, SA10 6EG

Offers In The Region Of £279,500

Welcome to Crymlyn Road, Neath - a charming and attractive period semi-detached house that is sure to capture your heart! This delightful property boasts not only a popular residential location on the fringe of the village but also a beautiful rear extension that provides versatile accommodation for all your needs.

As you step inside, you'll be greeted by two reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. The fitted kitchen is perfect for whipping up delicious meals, while the two bathrooms ensure convenience and comfort for all.

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Upstairs, you'll find three cosy bedrooms, ideal for a growing family or for hosting overnight guests. The large rear garden is a true gem, complete with a workshop for those who enjoy DIY projects or gardening. Imagine spending sunny afternoons basking in the tranquillity of your own outdoor oasis.

Whether you're looking for a place to call home or an investment opportunity, this property ticks all the boxes. Don't miss out on the chance to make this house your own and create lasting memories in this wonderful abode on Crymlyn Road.



Council Tax Band: D



RECEPTION HALL

14'0" x 5'11"

Stairs to first floor. Wood effect floor. Access to under stair cupboard. Radiator with lattice cover.

ANOTHER ROOM ASPECT

LOUNGE

13'1" (10'10") x 11'2"

Bay window to front elevation. Radiator.

ANOTHER ROOM ASPECT.

A FURTHER ROOM VIEW

LIVING ROOM/DINING AREA

17'6" x 12'7"

Gas fire in attractive marble surround fireplace. French doors to rear patio. Open plan to kitchen. Radiator.

ANOTHER ROOM ASPECT..

A FURTHER ROOM VIEW.

KITCHEN

13'11" x 9'10"

Single drainer stainless steel sink unit with mixer tap set in wood block work surface with tiled surround.. AEG electric cooker with extractor hood above. Integral dishwasher. Slate effect floor. Ceiling downlighting. Radiator.

ANOTHER ROOM ASPECT...

UTILITY/SHOWER ROOM

11'9" 4'2"

Ferroli gas boiler for heating requirements. Plumbing for automatic washing machine. Triton shower in tiled and glazed cubicle. Pedestal hand basin. Low level W.C. Slate effect floor. Radiator.

FIRST FLOOR

LANDING

8'7" x 7'1"

BEDROOM

13'9" x 10'6" max

Bay window to front. Radiator.

ANOTHER ROOM ASPECT....

BEDROOM

17'7" 8'8" max

Views over garden to rear towards hillsides beyond. 2 Radiators.

ANOTHER ROOM ASPECT.....

BEDROOM

12'7" x 10'7"

Radiator

BATHROOM

7'2" x 7'0"

Freestanding roll top bath with shower mixer tap. Pedestal hand basin with mixer tap. Low level W.C. Access to attic. Wood effect floor. Chrome towel heater.

OUTSIDE

To the front of the house is a spacious tarmac courtyard and parking area that is bordered by attractive herbaceous beds with specimen trees and shrubs

REAR GARDEN

Immediately to the rear of the house is a patio area. Alongside this is the Workshop. Beyond this a large expanse of lawned garden with specimen trees and shrubs

WORKSHOP

19'0" x 9'2"

SUMMERHOUSE

GARDEN SHED

SERVICES

We are advised that the property is connected to all mains services.

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

COUNCIL TAX

We are advised that the property is in Band D

VIEWING

Strictly by appointment only with the agents BJP Residential.

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property , but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF ID

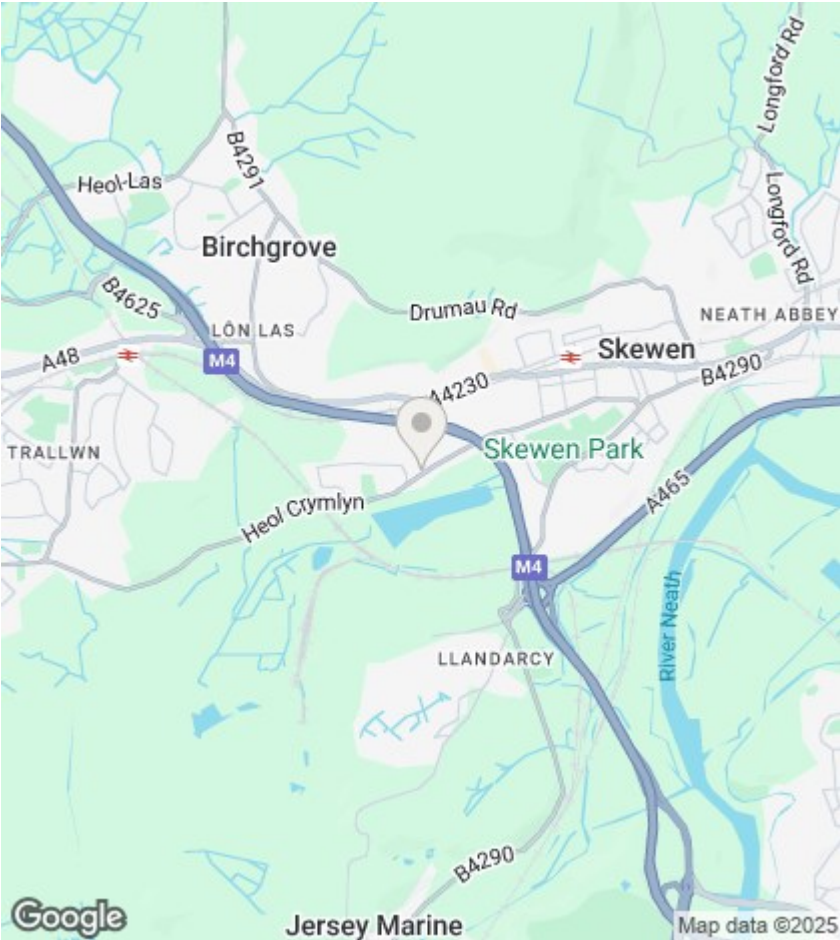
In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

VIEWING

By appointment with Morgan Carpenter 01558 821269

WEBSITE

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Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	