



## 106 Crymlyn Road, Skewen, Neath, SA10 6DT

Offers In The Region Of £285,000

- Attractive semi detached house
- Fine rear views over community playing field to hillside beyond
- 2 Receptions and Kitchen/Breakfast Room
- Gas central heating and double glazing
- Pretty garden to rear with studio and store shed
- Popular Residential area
- Much refurbished yet retaining many period features
- 3 Bedrooms and Bathroom
- Ample parking front and rear access
- EPC rating D

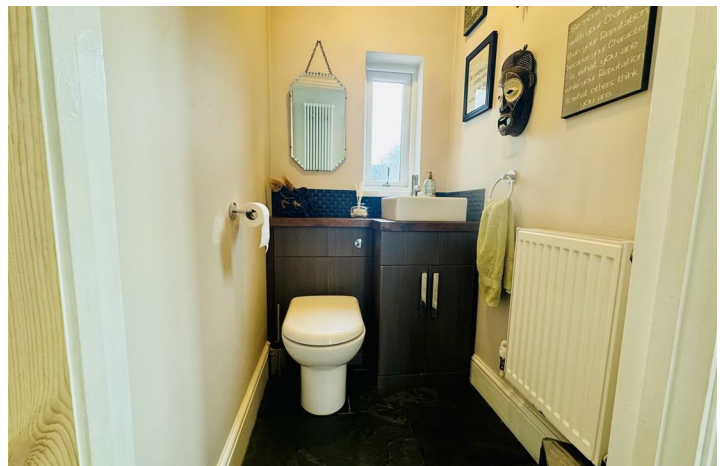
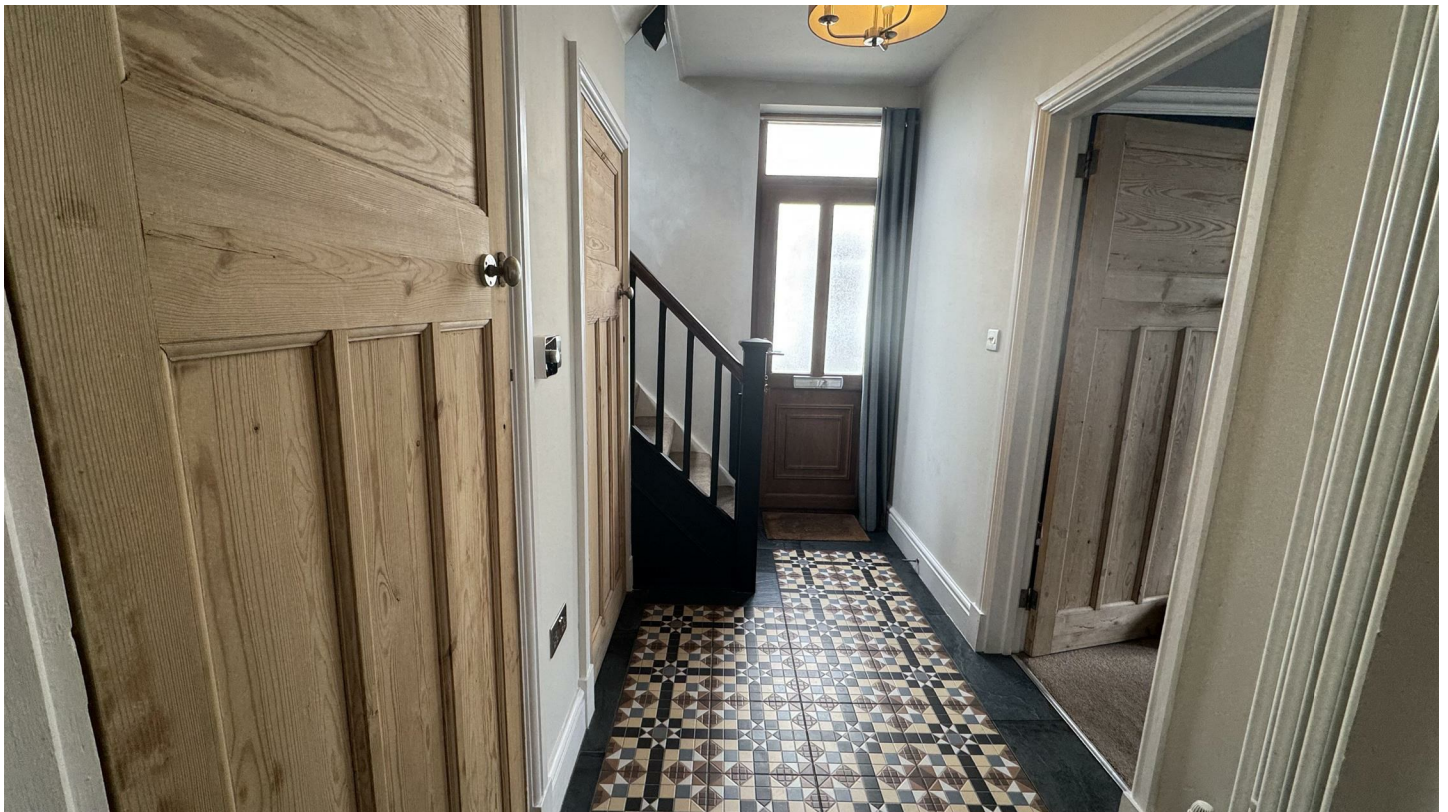
# 106 Crymlyn Road, Skewen SA10 6DT

An attractive semi detached house set in popular residential area commanding fine views to the rear and adjoining community playing field with rear access. The property has been the subject of much refurbishment and retains many lovely features. The accommodation provides: Reception Hall; Cloakroom; Bay window Sitting Room with feature fireplace; Lounge/Dining Room; Fitted Kitchen; 3 Bedrooms and luxury Bathroom. Separate WC. Upvc double. Gas fired central heating. Spacious tarmac vehicular courtyard to front. Large well presented garden to rear with versatile Studio/Workshop and garden shed.

A beautiful home, book a viewing today.



Council Tax Band: D



#### RECEPTION HALL

10'5" x 4'11"

Attractive staircase to first floor. Feature mosaic pattern tiled floor. Access to spacious under stairs cupboard.

#### CLOAKROOM

4'6" x 3'8"

Low level W.C. Hand basin with chrome mixer tap on vanity cupboard. Stone tiled floor. Ceiling cornice work. Radiator

#### SITTING ROOM

12'11" x 10'2"

Multi fuel stove in feature surround on stone hearth. Bay window to front elevation. Ceiling cornice work. Designer column radiator.

#### ANOTHER ROOM ASPECT

#### LOUNGE/DINING ROOM

21'1" x 11'1"

Decorative fireplace on stone hearth. Built in alcove cupboards. Designer column radiator and panelled radiator.

#### ANOTHER ROOM ASPECT

#### KITCHEN/BREAKFAST ROOM

12'1" x 11'1"

Single drainer stainless steel sink unit with chrome mixer tap. Fitted range of base, wall and glazed display cupboards. Leisure Rangemaster gas cooker with extractor above. Plumbed for dishwasher and automatic washing machine. Tiled effect floor. Radiator.

#### ANOTHER ROOM ASPECT

#### FIRST FLOOR

#### LANDING

9'6" x 3'10"

Access to attic

#### CLOAKROOM

4'5" x 2'5"

Low level WC. Wood effect floor. Baxi wall mounted gas boiler which serves the heating requirements.

#### BEDROOM

12'0" x 9'4"

Built in wardrobes. Bay window to front elevation. Radiator with lattice cover.

#### ANOTHER ROOM ASPECT

#### BEDROOM

12'1" x 10'2"

Radiator

#### ANOTHER ROOM ASPECT

#### BEDROOM

10'4" x 9'0"

Radiator

#### BATHROOM

Double sided roll top freestanding bath with shower mixer tap. Pedestal hand basin with mixer tap. Shower in tiled and glazed cubicle. Part panelled walls. Wood effect floor. Towel radiator.

#### OUTSIDE

To the front of the house is a spacious tarmac vehicular courtyard with up lighting and security lights.

#### REAR COURTYARD

With access to integral cloakroom with WC

#### STUDIO

17'2" x 12'4"

French doors to inner courtyard. Power connected.

#### REAR GARDEN

A spacious rear garden with areas of paved patio bordered by well stocked herbaceous beds. Attractive area of lawned garden. There is a rear access to the community park with vehicular access.

#### GARDEN SHED

#### SERVICES

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

#### 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

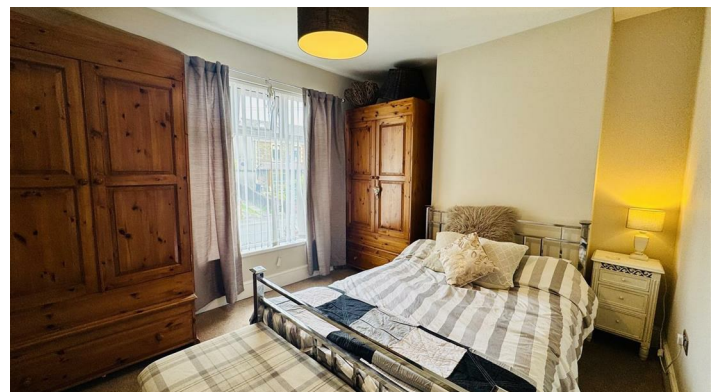
#### WEBSITE

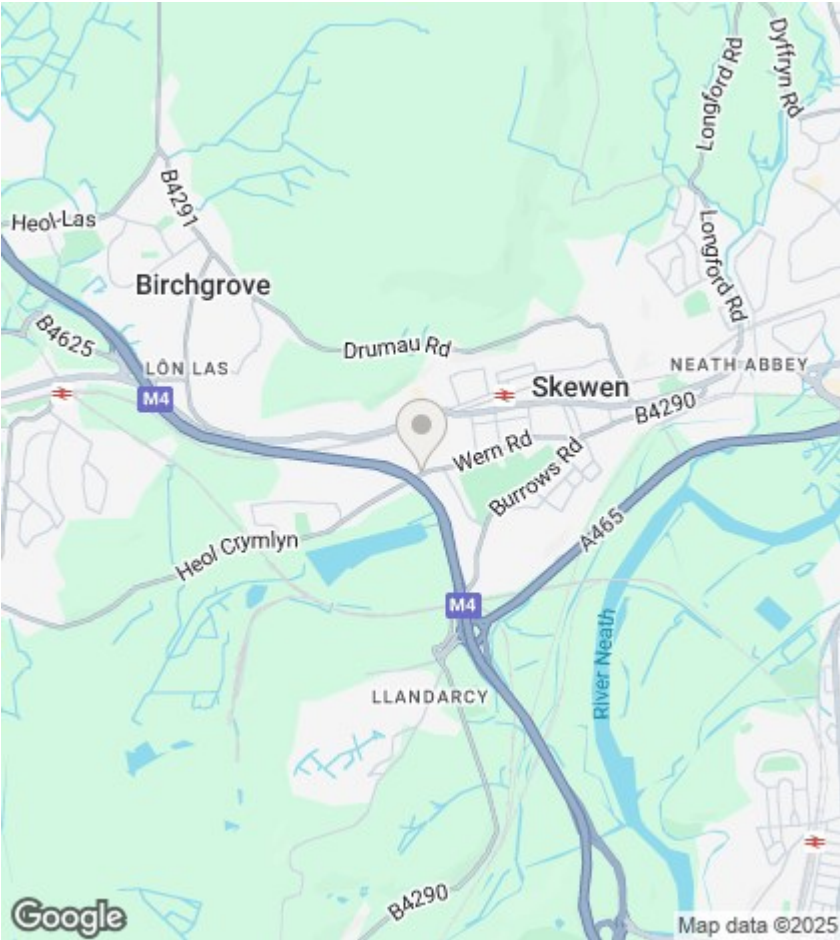
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#### OUT OF OFFICE HOURS

Jonathan Morgan 07989 296883







Directions

Viewings

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

EPC Rating:

D

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 56      | 68                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |