



22 Pen y Bont Terrace Crynant, Neath, SA10 8PS

Offers In The Region Of £189,500

- Attractive semi detached house
- Well presented grounds to front and rear
- Fitted Kitchen/Breakfast Room, Lounge and Conservatory
- Gas central heating and Double glazing
- Convenient fringe of village location
- Spacious garden store shed.
- 3 Bedrooms and Bathroom
- EPC Rating D

22 Pen y Bont Terrace Crynant, Neath SA10 8PS

An attractive semi detached house set in excellent location on the fringe of popular village standing in well presented gardens. The property has been the subject of much refurbishment and provides the following accommodation: Reception Hall; Lounge/Dining Room; Kitchen/Breakfast Room; Conservatory; 3 Bedrooms and Bathroom. Upvc double glazing. Gas fired central heating. Gated driveway to front. Decorative gravel courtyard. Delightful gardens and patio to rear. Workshop/garden shed.

Highly recommended- book a viewing today.



Council Tax Band: B



RECEPTION HALL

5'11" x 3'6"

Staircase to 1st floor. Radiator

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LOUNGE

18'1" x 10'0"

Log effect gas fire in feature surround with Oak mantle above. Exposed ceiling beam. Bay window to front elevation. Radiator.

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KITCHEN / BREAKFAST ROOM

11'9" x 8'8" (9'11") max

One and a half ceramic sink unit with chrome mixer tap. \$ ring Hotpoint ceramic hob. Fitted electric oven and stainless steel extractor hood above. Plumbed for automatic washing machine. Range of base, wall and glazed display units. Ceramic tiled floor. Radiator.

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WALK IN PANTRY

CONSERVATORY

12'7" x 7'7"

Radiator.

1ST FLOOR - LANDING

BEDROOM

10'2" x 9'2"

Radiator.

BEDROOM

9'3" x 9'1"

Radiator.

BEDROOM

9'1" x 5'7"

Built in cupboard housing the gas fired boiler that serves the heating requirements. Radiator.

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BATHROOM

5'10" x 5'8"

Paneled bath with shower above , glazed and tiled surround. Low level w.c. Hand basin with mixer tap. Fully tiled walls and floor. Chrome towel heater.

OUTSIDE

To the front of the property is an attractive enclosed

enclosed decorative graveled garden with a concrete paved parking area bordered by wrought iron fencing. Immediately to the rear of the property is a paved patio area that leads onto the a spacious lawned garden with established herbaceous and flower bed borders.

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REAR PAVED PATIO / GARDEN SHED

A further patio area is immediately in front of the garden shed / workshop.

SERVICES

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

COUNCIL TAX

WE are advised that the property is in council tax band "B"

EDUCATION

A wide range of state schools are to be found in Crynant, Cadoxton and Neath, together with the Welsh secondary school at Ystalyfera. Private schools include Llandovery College, St Michaels, Llanelli and Christ College, Brecon (independent schools www.isc.co.uk)

SPORTING AND RECREATIONAL

There are wonderful opportunities for walking and cycling from the property with the noted Waterfall Country within walking distance from the property. The Brecon Beacons National Park is just a short drive and the Gower, Carmarthen and Pembrokeshire coastline are within an hours drive.

N B

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenter 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.

OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

PROOF OF IDENTITY

In order to comply with anti-money laundering regulations, Morgan Carpenter 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.

TENURE & POSSESSION

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

VIEWING

Strictly by appointment only with the agents Morgan Carpenter 01558 821269

WEBSITE

View all our properties on:

www.morgancarpenter.co.uk; www.zoopla.co.uk;
www.primelocation.com, www.rightmove.co.uk or
www.onthemarket.com





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		82
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC