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21 Alderwood Close

Crynant,

Neath,

Neath Port Talbot,

SA10 8PY

21 Alderwood Close

Asking price **£239,950**

A deceptively spacious three bedroom link detached family home, situated within a quiet and sought after cul-de-sac on the periphery of Crynant Village.

New to the market since it's construction

Immaculately presented throughout

One owner since new and being sold with no ongoing chain

Situated on a sought after small development on the periphery of Crynant Village

Less than a ten minutes drive to the idyllic town of Ystradgunlais

Convenient commuter access to the A465 and Neath Town Centre

Ground floor shower room extension to the rear

Spacious accommodation throughout

Driveway off road parking plus garage

Viewing is highly recommend





A rare opportunity to purchase this immaculately presented three bedroom link detached family home, situated within a highly sought after residential development on the periphery of the popular village of Crynant. The property has been owned by the same family since its construction and has been meticulously maintained for over fifty years. The development itself has a small number of similar style houses and it is rare to find a property maintained to this standard available to purchase.

The property is entered via a modern composite and glazed panel door into a light and inviting entrance hallway, with wood effect laminate flooring and carpet staircase rising to the first floor landing. The hallway has a useful open understairs storage area to one side and provides access to a useful cloaks storage cupboard, the lounge and the kitchen/breakfast room. The lounge is located to the front of the property and is a bright and spacious room laid to carpet. It features a UPVC double glazed bow bay window to the front and is open plan to the dining area. The dining area has a continuation of the same carpet as the lounge and is flooded with natural light from a set of UPVC double glazed patio doors to the rear.

A doorway off the dining area provides access into the kitchen/breakfast room. As the room extends behind the garage, the kitchen/breakfast room is deceptively spacious. It has been fitted with a matching range of rustic shaker style base and wall mounted units, with a granite effect worksurface over. There is tiled flooring throughout the room, a large UPVC window to the rear enjoying views of the garden, exposed painted ceiling beams, splashback tiling, a round stainless steel sink unit and a free standing cooker. Within the room and cleverly hidden behind a set of double louver doors there is a useful storage cupboard, currently housing the property's fridge/freezer.

A doorway leading off the kitchen/breakfast room provides access into the utility area and ground floor wet room. There is a UPVC and glazed panel door within the utility area providing access into the garden and

the wet room features an obscure UPVC double glazed window to the side and has been fitted with a three piece suite comprising; low level WC, pedestal wash hand basin and an electric shower with curtain enclosure.

To the first floor the landing gives access to all three bedrooms, a generous sized airing cupboard and the family bathroom. At the head of the landing, a full height UPVC window illuminates the first floor area. It also allows for convenient access onto the flat roof of the garage. Neighbouring properties have increased their first floor space by extending over the garage and there is scope to do the same with this property (subject to obtaining planning consent) All three bedrooms have carpet laid to floor and benefit from UPVC double glazed windows and built in storage. Bedrooms one and two are good sized double bedrooms and bedroom three is a well proportioned single bedroom. The family bathroom has been fitted with a white three piece suite comprising; panel bath, pedestal wash hand basin and

low level WC. There is an obscure UPVC double glazed window to the rear, tiling laid to floor and a quaint alcove shelving display unit to one wall.

Outside to the front of the property, a driveway providing off road parking for one car is enclosed by a set a wrought iron gates. To the side of the driveway is a well established landscaped garden, laid mainly to lawn with mature shrubs and plants. Beyond the driveway is the garage, with a traditional up and over garage door and benefits from power supply and lighting. Access to the rear is provided via a tall wooden gate to the side of the property. The garden to the rear is a good sized, level, low maintenance enclosed space. There is a generous sized patio area and an area laid to stone chippings bordered by a small brick wall. Space behind to ground floor shower room extension currently housing a wooden summer house, ideal for outdoor storage and the garden features outdoor power supply to two areas.





Directions

SATNAV USERS: SA10 8PY

Tenure

Freehold

Services


All mains services
Council Tax Band C
EPC Rating D

Viewing strictly by
appointment through
Herbert R Thomas

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Energy performance certificate (EPC)

21 Abbeville Close Neath SA10 8PY	D	Valid until: 14 September 2023 Certificate number: 0101-0437-6010-0107-1613
Property type	Detached house	
Total floor area	94 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

[You can read guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions)
<https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions>

Energy rating and score


This graph shows this property's current and potential energy rating.

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 50

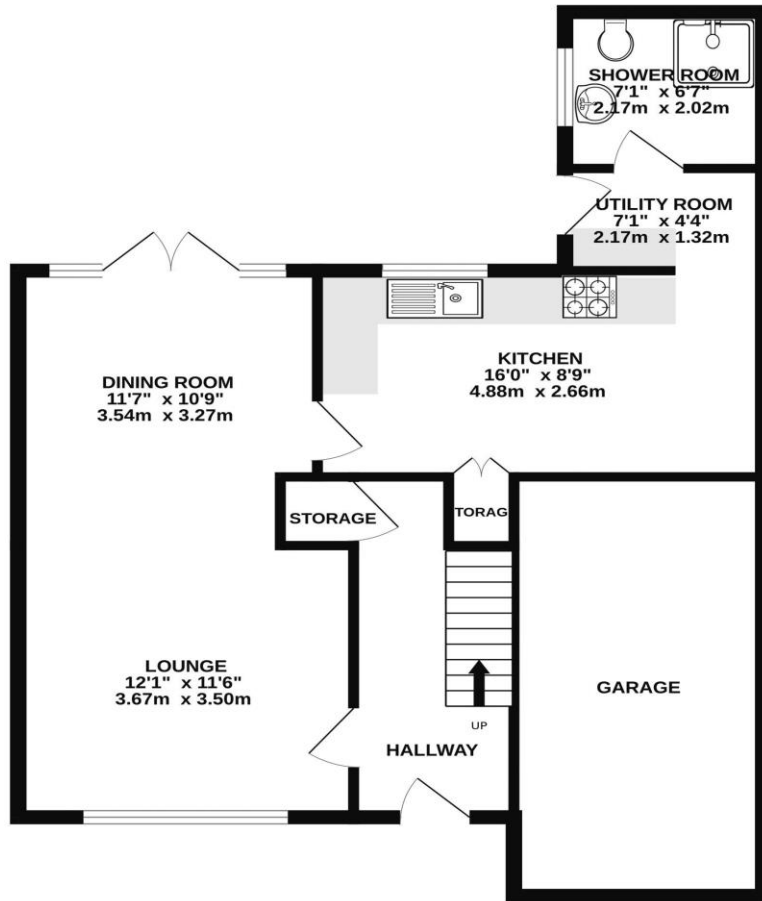


Score	Energy rating	Current	Potential
92-100	A		44-61
81-91	B		39-51
69-80	C		34-38
55-68	D	44-55	31-33
35-54	E		21-27
21-34	F		15-20
1-20	G		9-14

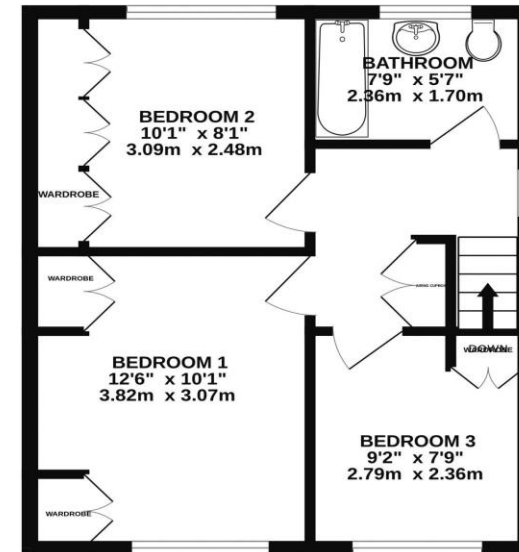
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR
726 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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