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herbert r thomas

57 Main Road
Crynant

Neath

SA10 8NY

hrt.uk.com

57 Main Road

Asking price **£140,000**

A deceptively spacious and well maintained three bedroom mid terrace property, positioned within the popular village of Crynant and offering off road parking to the rear.

A deceptively spacious three bedroom mid terrace family home

Available to purchase with no ongoing chain

Situated within the popular village of Crynant

Ideally positioned within walking distance to local amenities and primary school

Large open plan lounge/diner

Ground floor four piece bathroom

Three good sized bedrooms plus cloakroom to the first floor

Generous enclosed rear garden

Hardstanding off road parking accessed from the rear lane

An ideal purchase for a first time buyer



Nestled within the popular village of Crynant, close to local amenities, primary school and the well regarded Gradon Country Pub is this spacious three bedroom, stone built mid terrace family home.

The property is entered via a UPVC and glazed panel door into the open plan entrance hallway, with laminate wood flooring and a staircase ahead with fitted carpet. The hallway opens up into the large and spacious lounge/dining room, with a focal feature gas fireplace to one wall, alcove cupboard storage and access to a generous understairs storage cupboard. There is a large window to the front of the room and a full height glazed UPVC door to the rear allowing access into a rear porch area.

The kitchen has been fitted with a matching range a base and wall mounted units, with a dark laminated work surface over and offers space for a fridge/freezer and two appliances. There is a tile effect vinyl flooring fitted throughout the room and a stainless steel sink unit has been fitted below a large window to the side. A full height glazed door to the side of the room provides access into the rear porch area and an integrated electric oven with a four burner gas hob is located within the original chimney breast at the rear of the room.

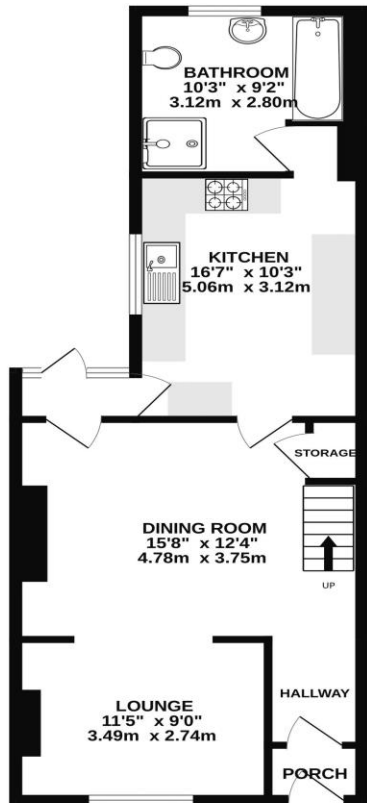
Beyond the kitchen is the ground floor bathroom that has been fitted with a coloured four piece suite comprising; panel bath, pedestal wash hand basin, low level WC and corner shower cubicle with sliding glazed screens. There is an obscure glazed window to the rear and vinyl flooring laid.

To the first floor the landing gives access to all three bedrooms and a useful cloakroom, fitted with a white two piece suite comprising; low level WC and wall mounted wash hand basin, with an obscure window to the side.

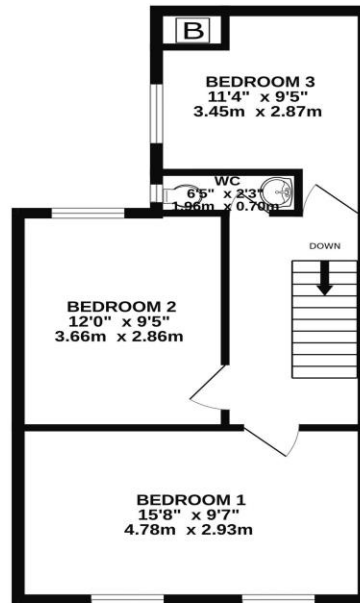
Bedrooms one and two are generous sized double bedrooms, each with fitted carpet flooring and benefiting from windows to the front and rear. Bedroom three is a large single bedroom located to the rear of the property, with a window to the side and an airing storage cupboard currently housing a modern Worcester gas combination boiler.

Outside to the front of the property there is a low maintenance courtyard garden, bordered by a solid stone wall, with a wrought iron gate enclosing the area and steps leading up to the front door. To the rear of the property is an impressive sized garden, laid mainly to lawn, with a generous paved patio area that includes a feature fish pond and a sandstone gravelled area to the rear with timber shed. A half height wrought iron gate at the end of the garden leads onto a large level hard standing driveway, offering off road parking for two/three vehicles and accessed from a wide rear lane. There are bifold wrought iron gates at the start of the hard standing platform, allowing for the driveway to be fully enclosed.

GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 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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Directions

SATNAV USERS: SA10 8NY

Tenure

Freehold

Services

All mains services
Council Tax Band B
EPC Rating D

Viewing strictly by
appointment through
Herbert R Thomas

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Energy performance certificate (EPC)		
27 Main Road GYFAR SA11 8NY	Energy rating D	Valid until: 2 October 2033 Certificate number: 90641210-3797-1265-0204
Property type: Mid-terrace house Total floor area: 99 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/domestic-credit-rated-energy-efficiency-standard-landlord-guidance		
Energy rating and score This property's energy rating is D. It has the potential to be B. See how to improve this property's energy efficiency.		
The graph shows this property's current and potential energy rating. 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 60		

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.