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6 Bryn Awel
Crynant

Neath

SA10 8SR

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6 Bryn Awel

Asking price £435,000

An impressive Edwardian era detached family home set on a generous plot with panoramic far ranging views

A unique Edwardian era detached property once belonging to the colliery master of Crynant

Constructed in 1906 and maintaining many original features

Sympathetically modernised over the past two decades by the current vendors

Set in a quiet position within the popular Crynant village

Within walking distance to local amenities and school

Convenient commuter access to the A465

Accommodation now over three storeys with the addition of the fourth bedroom in the converted attic

Three reception rooms

Set on a generous landscaped plot with ample off road parking and detached garage





A rare opportunity to purchase this period detached property, constructed in 1906 and formerly owned by the Crynant colliery manager. Over the years the property sadly deteriorated, however, the current owners have sympathetically injected new life into the property whilst maintaining many of the property's original features. Now with full UPVC double glazing and a modern gas central heating system installed, the property makes an ideal family home. Set on a generous plot on a quiet road within the village of Crynant, it's position offers far ranging views from each aspect and privacy.

The property is entered via a composite and glazed panel door into the entrance hallway. The entrance hallway has solid wood flooring, stairs rising to the first floor accommodation and doorways leading to the sitting room and kitchen.

The sitting room is a light yet cosy space with a large bay window to the front and a continuation of the same flooring as the hallway. Aside from the impressive bay window to the front, the room also benefits from a feature fireplace with an ornate wooden surround.

The kitchen is located to the rear of the property and is a large and inviting space, fitted with a matching range of bespoke wooden base and wall mounted units with a granite work surface over. The heart of the kitchen is of course the Rayburn that is fully functional. There are three windows providing light and views of the garden and a slate tiled floor. The kitchen further benefits from a five burner gas hob and a traditional ceramic Belfast sink unit. An archway off the kitchen leads to the rear hall area, with a

composite door giving access outside to the side of the property and provides access to a useful understairs storage cupboard.

A doorway off the kitchen leads into the impressive sized lounge. Originally two separate rooms, the space has now been opened into one and is flooded with natural light from a large arched window to one aspect and a conservatory extension to the other. The room is carpeted throughout and features an ornate fireplace to one end. The conservatory extension is open plan to the lounge and has recently had a new upgraded glazed roof. The conservatory benefits from tiled flooring, plumbed radiator making the room a useful space throughout the year and offers views to three aspects with patio doors to one side.

Finally to the ground floor leading off the lounge is a useful boot room/utility area. The room houses the wall mounted gas boiler, has plumbing for a washing machine and a UPVC door giving access to the outside. Within the room a doorway leads into the cloakroom.

The cloakroom has an obscure glazed window to the side and is fitted with a two piece suite comprising; WC and pedestal wash hand basin. To the first floor the spacious landing and stairs have been laid to carpet and give access to three bedrooms and the family bathroom. All three of the rooms are spacious double bedrooms, with bedrooms one and two featuring solid wood flooring and bedroom three is laid to carpet.

The Master bedroom further benefits from the impressive bay window to the front and a walk in dressing area with ornate stained glass window. The family bathroom has been fitted with a white four piece suite comprising; corner shower cubicle, corner bath, pedestal wash hand basin and a low level WC. There is half height mosaic tiling, vinyl flooring and window to the rear. The original fourth bedroom has now been adapted to incorporate a fixed wooden staircases giving access to the attic conversion. The attic space now offers two rooms that feature velux windows, eaves storage and solid wood flooring. Bedroom four is another spacious bedroom and the additional room is ideal for use as a home office, play room or cinema room.

Outside the property sits on a generous plot with wrap around gardens and a long driveway to one side, offering ample off road parking for several vehicles. At the end of the driveway is a newly constructed large garage, benefitting from an electric roller shutter door, pedestrian door to the side and power supply. The rear garden is mainly laid to lawn and bordered by the driveway and a brick pavia patio. To the opposite side of the property is a decked patio area and platform. The garden is fully enclosed and wooden gates give access to the driveway.



TOTAL FLOOR AREA : 1818 sq.ft. (168.9 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

SAT NAV SA10 8SR

Tenure

Freehold

Services

All mains services
Council Tax Band E
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

6 Bryn Ael Crynant SA11 SA10 8SR	Energy rating D	Valid until: 3 September 2022 Certificate number: 9601-0191-0322-0074-1823
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Property type: Detached house
Total floor area: 182 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-private-rented-property-minimum-energy-efficiency-standards-guidance)
<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>

Energy efficiency rating for this property
This property's current energy rating is D. It has the potential to be B.
[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.
Properties are given a rating from A (most efficient) to G (least efficient).
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.
For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score: 60-100
Energy rating: A, B, C, D, E, F, G
Current: D
Potential: B

<https://find-energy-certificates.service.gov.uk/energy-certificates/9601-0191-0322-0074-1823/summary>

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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.

