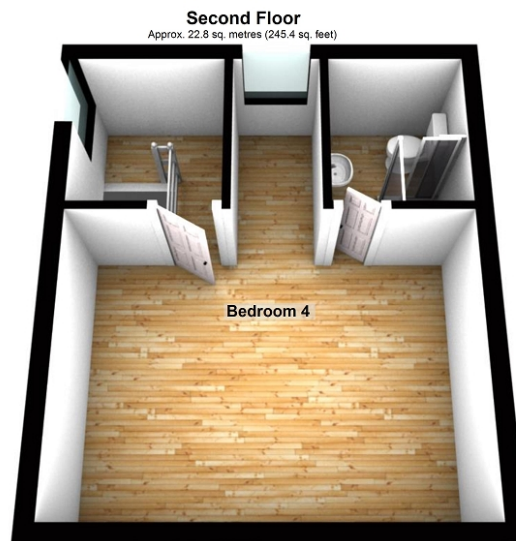


Total area: approx. 116.8 sq. metres (1256.9 sq. feet)



**50
Main Road
Crynant
Neath
Neath Port Talbot.**

Price **£245,000**



- **DETACHED PROPERTY**
- **4 BEDROOMS + TWO ENSUITE'S & FAMILY BATHROOM**
- **LOUNGE OPENING TO DINING ROOM**
- **AMPLE PARKING AREA TO THE FRONT**
- **RENOVATED THROUGHOUT**
- **SEMI RURAL VILLAGE LOCATION**
- **NO CHAIN**

General Description

EPC Rating: C77

**IDEAL FAMILY HOME!
RENOVATED THROUGHOUT!
SEMI RURAL VILLAGE LOCATION!
Detached 4 bedroom property, situated in Main Road Crynant. Call us today to view....**

Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

Important notice
Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services
Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

50, Main Road, Crynant, Neath, Neath Port Talbot.

Property Description

IDEAL FAMILY HOME!

RENOVATED THROUGHOUT!

SEMI RURAL VILLAGE LOCATION!

Detached 4 bedroom property, situated in Main Road Crynant. Property has been renovated to a high standard & well presented throughout. Property offers; Entrance to hallway, cloakroom, lounge opening to dining room, kitchen to the ground floor. 3 Bedrooms ensuite to main & family bathroom to the 1st floor. 4th Bedroom & ensuite to the 2nd floor. Externally the property benefits from ample parking to the front for several cars leading to carport. Enclosed low maintenance rear garden with views over the valley. Crynant has many local amenities, shops, primary school, local business park, regular bus service & good road links to the M4 corridor. Also situated within 30 minutes of The Brecon Beacons National Park & The Gower Peninsula. Viewing us highly recommended to appreciate property & location. Call us today to view.....

Entrance Hallway (17' 10" x 3' 04") or (5.44m x 1.02m)

Entrance to hallway via half glazed PVC door, staircase leading to the 1st floor, under stairs storage cupboard, storage cupboard housing gas central heating boiler, radiator.

Cloakroom/W.C. (5' 11" x 2' 10") or (1.80m x 0.86m)

Frosted window to the front, low-level WC, hand basin, tiled flooring, radiator.

Lounge (17' 06" x 9' 06") or (5.33m x 2.90m)

Window to the front, Newly fitted Venetian blinds throughout the property, radiator. Opening to.

Dining Room (11' 10" x 7' 08") or (3.61m x 2.34m)

French doors opening on to the rear decked seating area, radiator.

Kitchen (11' 01" x 8' 07") or (3.38m x 2.62m)

A newly refurbished fitted kitchen with a range of wall & base fitted units, gas hob with extractor fan above, electric oven. Integrated dishwasher, washing machine & fridge freezer, tiled flooring, spotlights to the ceiling. Window to the side & door access to the rear garden.

First Floor Accommodation

Frosted window to the side, staircase leading to the 2nd floor, storage cupboard. Doors leading to.

Bedroom One (12' 09" x 9' 09") or (3.89m x 2.97m)

Window to the front, built in wardrobes, radiator.

Ensuite (5' 05" x 5' 02") or (1.65m x 1.57m)

Shower cubicle, wall mounted hand basin, low-level WC, fully tiled walls & flooring, radiator.

Bedroom Two (10' 08" x 10' 06") or (3.25m x 3.20m)

Window to the rear, built in wardrobe, radiator.

Bedroom Three (9' 08" x 6' 09") or (2.95m x 2.06m)

Window to the front, radiator.

Family Bathroom (7' 05" x 5' 07") or (2.26m x 1.70m)

Frosted window to the side, panelled bath with shower over, hand basin, low-level WC, laminated flooring, partially tiled walls, radiator.

Second Floor Landing

Window to the side. Door leading to.

Bedroom Four (13' 06" x 10' 08") or (4.11m x 3.25m)

Roof window to the front, window to the rear. Storage cupboard, radiator.

En-Suite (6' 11" x 6' 07") or (2.11m x 2.01m)

Shower cubicle, low-level WC, hand basin, partially tiled walls, tiled flooring, radiator.

External

Wrought iron double gates opening to secure parking area for several cars, leading to carport. Gated access to the rear garden. Enclosed low maintenance garden with lawn, paved seating area, timber shed. Extensive views of the valley to the rear.

Broadband and Mobile phone

Standard and Superfast broadband available at this property. Good reception coverage in this property.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

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