

**Alderwood Close
Crynant
Neath
Neath Port Talbot.**

Price **£275,000**

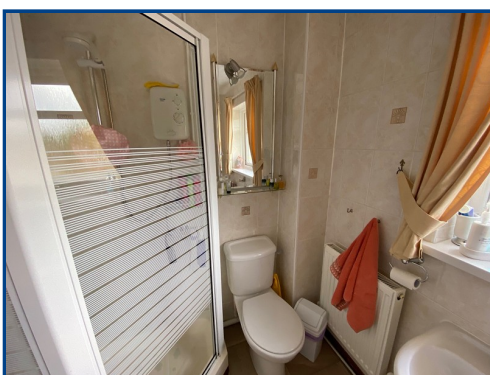
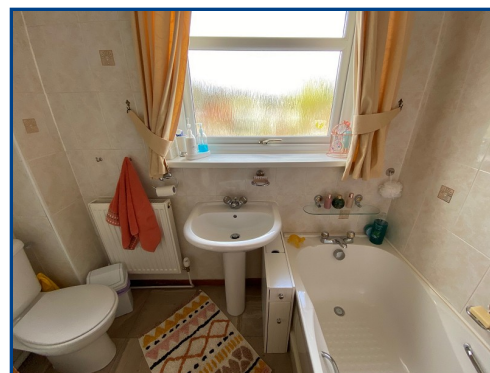
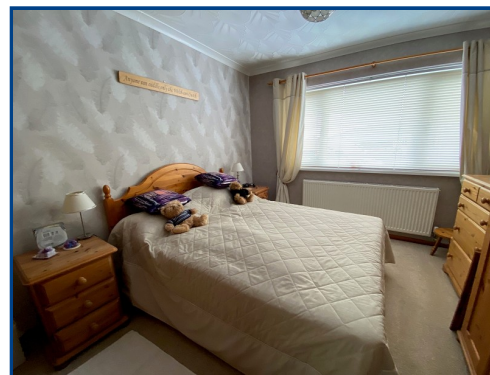
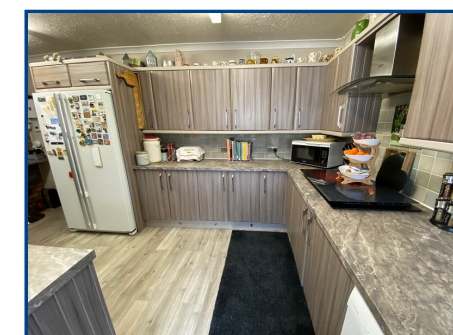
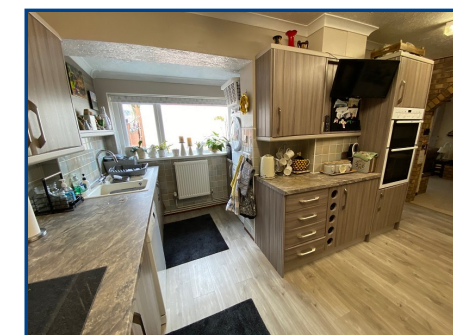


- LINK DETACHED HOUSE
- 3 BEDROOMS
- OPEN ASPECT KITCHEN / DINING / SITTING ROOM
- LOUNGE
- CONSERVATORY
- FAMILY BATHROOM & CLOAKROOM
- DOUBLE DRIVEWAY LEADING TO GARAGE
- SPACIOUS ENCLOSED READ GARDEN
- VILLAGE LOCATION

General Description

SPACIOUS FAMILY HOME!

This beautiful 3 Bedroom extended property, is situated in a popular cul-de-sac location, in the semi rural village of Crynant. Call us today to book your viewing.....



Viewing: **01639 646 926**

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

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

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Alderwood Close, Crynant, Neath, Neath Port Talbot.

Property Description

SPACIOUS FAMILY HOME!

This beautiful 3 Bedroom extended property, is situated in a popular cul-de-sac location, in the semi rural village of Crynant. Property offers; Porch, entrance to hallway, lounge, open aspect to kitchen / dining / sitting room, conservatory & cloakroom to the ground floor. 3 Bedrooms & family bathroom to the 1st floor. Externally the property offers, double driveway leading to garage & spacious established rear garden. The property is well presented throughout & benefits from gas central heating, double glazing & owned solar panels to the roof. Crynant is great village location with many local amenities, schools, shops, beautiful rural walks, regular bus service & good road links to the M4 corridor. The property is also conveniently situated 30 minutes from The Brecon Beacons National Park & The Gower Peninsula. Viewing is highly recommended to appreciate property & location. Call us today to book your viewing.....

Porch (6' 06" x 2' 09") or (1.98m x 0.84m)

Entrance to porch, tiled flooring.

Entrance Hallway (14' 08" x 6' 01") or (4.47m x 1.85m)

Hallway with staircase leading to the 1st floor, laminated flooring, under stairs storage cupboard, radiator. Doors leading to.

Lounge (14' 08" x 12' 0") or (4.47m x 3.66m)
Window to the front, radiator.

Kitchen/Diner (16' 01" x 12' 11" x 8' 10") or (4.90m x 3.94m x 2.69m)

A range of wall & base fitted units with breakfast bar. Gas hob with extractor fan above, electric double oven, integrated dishwasher, bowl & half sink unit, plumbing for washing & space for a tumble dryer. Several storage cupboards, built in wine rack, partially tiled walls, radiator. Window to the rear. Open aspect to.

Inner Hall (3' 09" x 3' 00") or (1.14m x 0.91m)

Shelved walls & cloaks area. Door access to the garden & cloakroom.

Cloakroom/W.C. (3' 07" x 3' 00") or (1.09m x 0.91m)

Alderwood Close, Crynant, Neath, Neath Port Talbot.

Frosted window to the rear, low-level WC, wall mounted hand basin, laminated flooring, partially tiled walls, radiator.

Dining Room (10' 07" x 9' 02") or (3.23m x 2.79m)

Radiator. Open aspect leading to.

Sitting Room (11' 02" x 10' 04") or (3.40m x 3.15m)

Window to the side, radiator. French doors leading to.

Conservatory (16' 09" x 9' 09") or (5.11m x 2.97m)

Spacious conservatory, which has recently benefited from a tiled roof in the last 6 years & two roof windows. French doors opening to the side, giving access to the rear garden.

First Floor Accomodation (7' 11" x 7' 09") or (2.41m x 2.36m)

Frosted window to the side, storage cupboard housing gas central heating boiler, radiator.

Family Bathroom (7' 10" x 5' 08") or (2.39m x 1.73m)

Frosted window to the rear, panelled bath, hand basin, low-level WC, shower cubicle, fully tiled walls, radiator.

Bedroom One (12' 09" x 10' 03") or (3.89m x 3.12m)

Window to the front, radiator.

Bedroom Two (11' 00" x 10' 02") or (3.35m x 3.10m)

Window to the rear, radiator.

Bedroom Three (9' 06" x 9' 02") or (2.90m x 2.79m)

Window to the front, radiator.

External

Paved double driveway to the front of the property, leading to garage. Side frontage with mature shrubs, paved pathway leading to side gated access to the rear garden. Enclosed spacious rear garden benefiting from paved seating area, lawn with flower beds & many mature shrubs, loose stone borders. External lighting & water supply, timber shed, outbuilding & greenhouse.

Garage (18' 03" x 7' 11") or (5.56m x 2.41m)

Up & over door, power & lighting, with loft space offering additional storage.

Services

Mains drainage, mains water, mains electricity, mains gas

