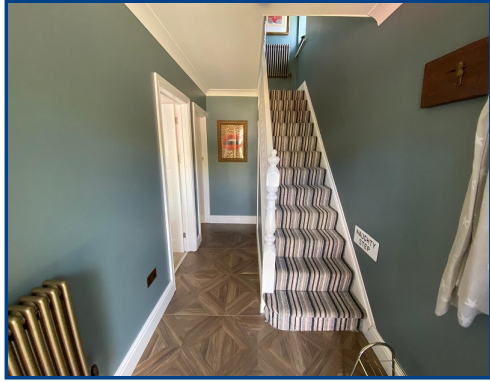


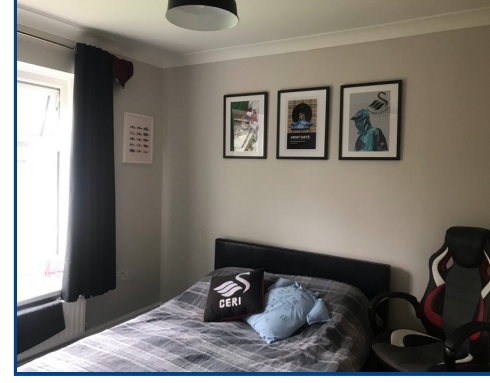


Chartered Surveyor, Valuers,
Estate Agents & Auctioneers
14 Offices Across South Wales



Gwyn Terrace
Crynant
Neath
Neath Port Talbot.

Price £260,000



- SEMI DETACHED PROPERTY
- 4 BEDROOMS
- OPEN PLAN KITCHEN/DINER
- SITTING AREA
- UNDER FLOOR HEATING
- UTILITY ROOM
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING



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.

General Description

PERFECT FAMILY HOME!..
Here at Clee we are proud to present to the market this, 4 bedroom semi detached property. Located in a quiet village of Crynant.
Call us today to book in a viewing on 01639 646926...

Gwyn Terrace, Crynant, Neath, Neath Port Talbot.

Property Description

Here at Clee we are proud to present to the market this, 4 bedroom semi detached property. Located in a quiet village of Crynant. This property offers; Entrance to hallway, lounge, open plan kitchen diner, sitting area with under floor heating, utility room and WC to the ground floor. Stairs leading to landing, inner hallway, 4 double bedrooms, en-suite, family bathroom to the first floor. Externally, spacious front garden with off road parking, side entrance leading to spacious enclosed rear garden with patio seating area. Close to local amenities, good links to the A465 & M4 corridor. Regular bus routes. 15 minutes drive to Neath town for train service. 45 minutes drive to the Brecon Beacons & National Peninsular.

A Perfect family home!

This property needs to be viewed to appreciate! Call us today to book in a viewing on 01639 646926!..

Hallway (14' 5" x 5' 10") or (4.40m x 1.79m)

Entrance to hallway, under stairs storage, radiator, porcelain tiled flooring.

Lounge (10' 10" x 11' 0") or (3.30m x 3.35m)

Large curved bay windows to front, gas fire place, radiator.

Kitchen/Diner (12' 10" x 17' 0") or (3.90m x 5.17m)

Window to side, open plan. Range of fitted wall and base units, breakfast bar, range cooker with extractor fan above, sink unit, integrated dishwasher, fridge, freezer. Porcelain tiled flooring.

Sitting Area (11' 7" x 10' 6") or (3.54m x 3.21m)

French patio doors leading to rear, under floor heating, porcelain tiled flooring.

Utility Room (5' 3" x 6' 10") or (1.59m x 2.08m)

Door to side, base fitted units, plumbing for washing machine, partially tiled walls, tiled flooring.

W.C. (5' 2" x 6' 10") or (1.58m x 2.08m)

Frosted window to the rear, hand basin, WC, radiator, partially tiled walls, tiled flooring.

First Floor Accomodation (7' 7" x 6' 2") or (2.32m x 1.87m)

Frosted window to side, radiator. Doors leading to;

Bedroom 1 (8' 9" x 7' 4") or (2.67m x 2.23m)

Window to front, access to loft, radiator.

Bedroom 2 (12' 1" x 10' 10") or (3.69m x 3.29m)

Window to front, radiator.

Bedroom 3 (11' 11" x 7' 7") or (3.63m x 2.31m)

Sky lantern above, radiator.

First Floor / Inner Hallway (11' 11" x 2' 9") or (3.63m x 0.85m)

Leading to;

Bedroom 4 (10' 11" x 13' 1") or (3.34m x 4.0m)

Window to rear, storage cupboard, radiator.

En-Suite (5' 9" x 4' 8") or (1.76m x 1.41m)

Frosted window to side, walk in shower, vanity hand basin, WC, extractor fan, radiator, vinyl flooring.

Family Bathroom (7' 4" x 6' 0") or (2.23m x 1.83m)

Frosted window to side, panelled bath unit, hand basin, WC, radiator, tiled walls.

External

Spacious front garden with off road parking, side entrance leading to enclosed rear garden, patio seating area.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B

