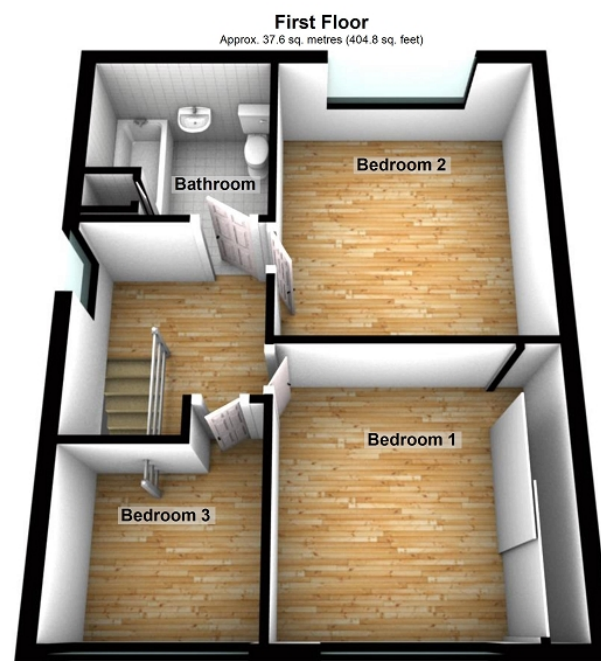
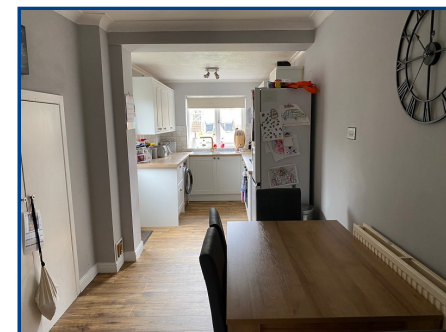
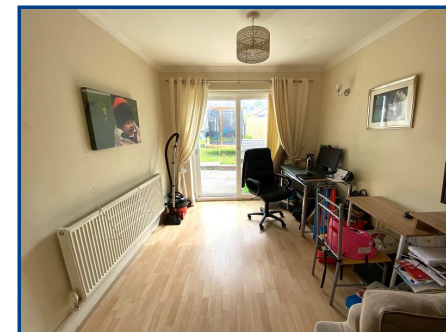


Total area: approx. 96.3 sq. metres (1036.6 sq. feet)



**Mary Street  
Crynant  
Neath  
Neath Port Talbot.**

Price **£200,000**

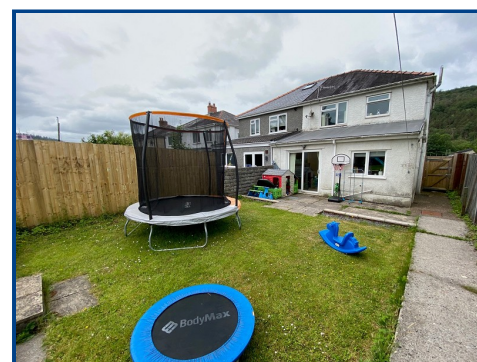


- SEMI DETACHED PROPERTY
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- KITCHEN / DINER
- POPULAR VILLAGE LOCATION
- IDEAL FIRST PURCHASE
- SINGLE GARAGE + ADDITIONAL PARKING SPACE

**General Description**

**IDEAL FIRST PURCHASE!**  
3 Bedroom semi detached property, situated in Mary Street Crynant. Popular village location, call us today to book your viewing.....

**EPC Rating: C71**



Viewing: **01639 646 926**

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

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

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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](mailto:surveys@ctf-uk.com).

### Property Description

IDEAL FIRST PURCHASE!

3 Bedroom semi detached property, situated in the semi rural village location of Mary Street Crynant.

Property offers; Entrance to hallway, 2 Reception rooms, kitchen / diner to the ground floor. 3 Bedrooms & family bathroom to the 1st floor. Externally the property offers, spacious enclosed garden with single garage & additional parking space for one vehicle. The property is a good size family home with many amenities nearby, schools, shops, beautiful rural walks, regular bus service & good road links to the M4 corridor. The property is also situated 30 Minutes from The Brecon Beacons National Park & The Gower Peninsula. Viewing is highly recommended to appreciate the property & location. Call us today to view.....

### Entrance Hallway (14' 01" x 5' 10") or (4.29m x 1.78m)

Entrance hallway, staircase leading to the 1st floor, under stairs storage cupboard, radiator. Doors leading to.

### Sitting Room / Playroom (11' 04" x 10' 11" ) or (3.45m x 3.33m)

Bay window to the front, with bespoke fitted blinds, laminated flooring, radiator.

### Lounge (24' 00" x 9' 09" x 9' 3") or (7.32m x 2.97m x 2.82m)

Wooden mantel with free standing multi fuel fire, radiator. Laminated flooring, patio doors opening to rear garden.

### Dining Area (9' 10" x 7' 03" ) or (3.00m x 2.21m)

Laminated flooring, storage cupboard. Opening to.

### Kitchen (10' 07" x 7' 05" ) or (3.23m x 2.26m)

Window overlooking the rear garden, door to the side. A range of wall & base fitted units with work top over, bowl & half sink unit. Electric hob & oven with extractor fan above. Plumbing for a washing machine, tiled for splash back.

### First Floor Accommodation (7' 09" x 6' 01" ) or (2.36m x 1.85m)

Window to the side. Doors leading to.

### Bathroom (7' 01" x 6' 08" ) or (2.16m x 2.03m)

Frosted window to the rear, panelled bath with shower over, hand basin, low-level WC, partially tiled walls, heated towel rail. Storage cupboard with gas central heating boiler.

### Bedroom One (12' 08" x 8' 10" ) or (3.86m x 2.69m)

Window to the front, built in wardrobes, radiator.

### Bedroom Two (12' 01" x 10' 06" ) or (3.68m x 3.20m)

Window to the rear, radiator.

### Bedroom Three (7' 04" x 6' 01" ) or (2.24m x 1.85m)

Window to the front, radiator.

### External

Enclosed lawn spacious garden, offering single garage to the rear & additional parking for one vehicle.

### Services

Mains drainage, mains gas, mains water, mains electricity

