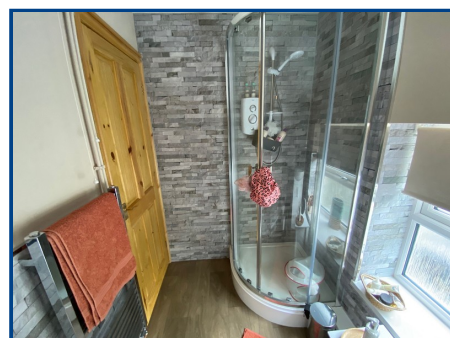
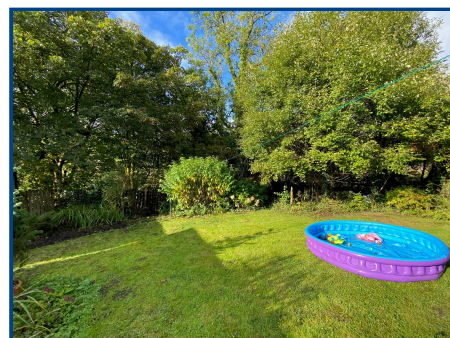
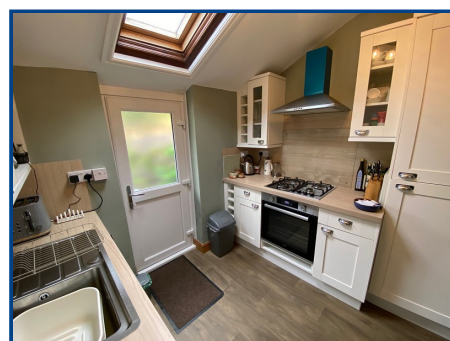


**Bryn Awel
Crynant
Neath
Neath Port Talbot.**

Price **£149,950**



- END OF TERRACE
- 2 BEDROOMS
- LOUNGE
- KITCHEN
- SHOWER ROOM
- OFF ROAD PARKING
- ENCLOSED LAWN AREA TO THE FRONT
- RIVER VIEWS

General Description

TRANQUIL SETTING!

Semi rural, end of terrace 2 bedroom property, situated in the village of Crynant. Call us today to book your viewing.....

Bryn Awel, Crynant, Neath, Neath Port Talbot.

Property Description

TRANQUIL SETTING!

Semi rural, end of terrace 2 bedroom property, situated in the village of Crynant. This beautiful cottage offers; Entrance to hall, lounge, kitchen & shower room to the ground floor. 2 Bedrooms to the 1st floor. Externally the property offers, off road parking to the front, with enclosed lawn garden area. This quirky property is well presented throughout & benefits from gas central heating & double glazing.

Crynant is a beautiful village with many local amenities, shops, schools, local business village & many rural walks. Also conveniently situated approximately 30 minutes from between The Brecon Beacons National Park & The Gower Peninsula. Viewing is highly recommended to appreciate this beautiful property & location. Call us today to book your viewing.....

Entrance Hall (12' 11" x 2' 11") or (3.94m x 0.89m)

Entrance to hall, staircase leading to the 1st floor, enclosed wall mounted electric meter, radiator. Door leading to.

Lounge (13' 08" x 11' 07") or (4.17m x 3.53m)

Window to the front, radiators.

Kitchen (8' 05" x 8' 0") or (2.57m x 2.44m)

A range of wall & base fitted units, gas hob with electric oven & extractor fan above. Sink unit, plumbing for a washing machine, space for fridge freezer. Roof window, vinyl flooring & radiator.

Shower Room & WC (7' 10" x 4' 11") or (2.39m x 1.50m)

Frosted window to the front, shower cubicle, low-level WV, vanity hand basin, partial panelled walls, heated towel rail.

First Floor Accommodation (8' 09" x 3' 06") or (2.67m x 1.07m)

Landing area, window to the rear. Doors leading to.

Bedroom 1 (13' 01" x 8' 07") or (3.99m x 2.62m)

Window to the front, built in wardrobes, radiator.

Bedroom 2 (9' 06" x 8' 08") or (2.90m x 2.64m)

Window to the front, storage cupboard, attic entrance, radiator.

External

Low maintenance frontage to the front & side. Off road parking to the front of the property, with side gated access to the front lawn, which overlooks the River Dulais.

Timber shed 15'4 x 11'4

Power & lighting, spacious area with plastered walls & reinforced flooring.

Services

Mains gas, mains water, mains electricity, mains drainage

Tenure

Not Specified

Council Tax

Tax band B



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.