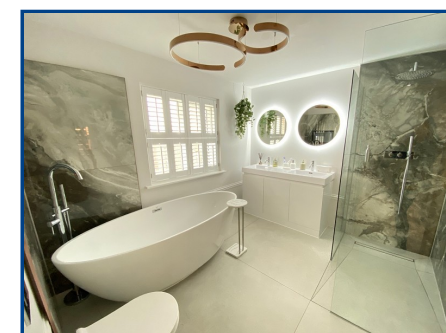
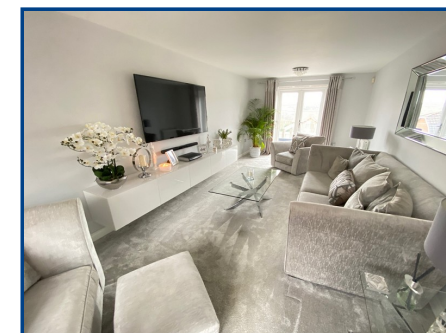


**Crymlyn Parc
Neath
Neath Port Talbot.**

Offers In Region Of **£400,000**



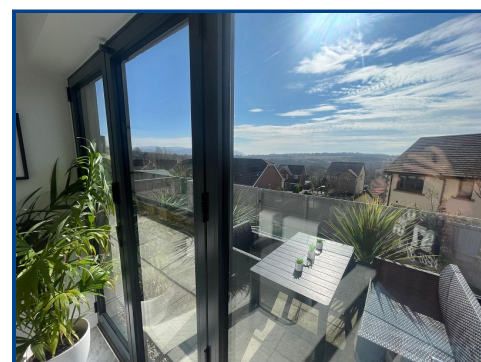
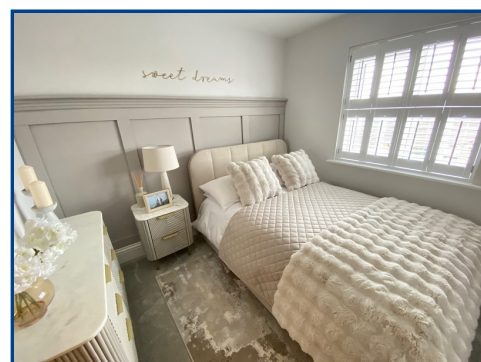
- EXECUTIVE DETACHED PROPERTY
- 4 BEDROOMS ENSUITE TO MAIN
- 2 RECEPTION ROOM
- KITCHEN
- UTILITY & CLOAK ROOM
- DRIVEWAYS LEADING TO DOUBLE GARAGE
- CORNER PLOT WITH SOUTH FACING GARDEN



General Description

Welcome to this stunning detached property in the desirable location of Crymlyn Parc Skewen. This immaculately presented home boasts four bedrooms, a family bathroom, an ensuite, and a cloakroom, making it the perfect space for both relaxation and entertaining. Call us today to book your viewing appointment...

EPC Rating: C75



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.

Tel: **01639 646 926**

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

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

Property Description

Located in the sought-after area of Crymlyn Parc Skewen, this stunning detached property boasts four bedrooms, making it the perfect family home.

Immaculately presented with solid oak doors and marble floors, this property exudes elegance and sophistication. The layout includes one family bathroom, an ensuite, and a cloakroom, providing ample space for a growing family or accommodating guests.

Outside, the property offers a double garage and driveway, ensuring plenty of parking space. Step outside into entertaining garden is a true gem and you'll be greeted by a hot tub, seating area, and expansive views, all facing south for maximum sunlight.

In addition to the luxurious features of the property, Crymlyn Parc Skewen is a fantastic location with a variety of amenities nearby. Within a short distance, you'll find picturesque parks, excellent schools, and convenient shopping center.

Don't miss out on the opportunity to view this exquisite property. Contact us today to arrange a viewing and discover the beauty of this home for yourself.

Entrance Hall (11' 09" x 6' 02") or (3.58m x 1.88m)

Entrance to hallway via hand made timber door, staircase leading to the the 1st floor, Calacatta marble floors, solid oak doors & bespoke blinds throughout the property, radiator. Doors leading to.

Lounge (22' 06" x 10' 07") or (6.86m x 3.23m)

Bay window to the front, French doors opening to the rear balcony, radiators.

Dining Room (10' 0" x 9' 06") or (3.05m x 2.90m)

Window to the front, vertical radiator, bespoke blinds.

Kitchen/Diner (13' 02" x 9' 10") or (4.01m x 3.00m)

An impressive Wren Infiniti plus kitchen with a range of wall & base fitted units, quartz work tops with bowl & half sink unit. Electric induction hob, with extractor fan above, double oven. Integrated full size fridge & freezer , dishwasher, washing machine & microwave. Free standing centre island with additional storage cupboards, wine cooler. The kitchen also benefits from plinth & under lighting, with spotlights to the ceiling.

Utility Room (6' 03" x 5' 11") or (1.91m x 1.80m)

Wall & base fitted units with sink unit, spotlights to the ceiling. Door access to the rear garden.

First Floor Accommodation (9' 06" x 6' 05") or (2.90m x 1.96m)

The landing area has a beautiful glass balustrade, which really sets the standard for the 1st floor. Doors leading to.

Master Bedroom (13' 04" x 10' 09") or (4.06m x 3.28m)

Super king size bedroom, window to the front, radiator.

En-Suite Shower Room (6' 02" x 6' 02") or (1.88m x 1.88m)

Frosted window to the front, shower cubicle, vanity hand basin, low-level WC, radiator.

Bedroom 2 (9' 08" x 8' 11") or (2.95m x 2.72m)

Window to the rear, partial panelled walls, bespoke blinds.

Bedroom 3 / Dressing Room (12' 04" x 8' 00") or (3.76m x 2.44m)

Window to the front, bespoke blinds, built in wardrobes & dresser, radiator.

Family Bathroom (9' 10" x 8' 10") or (3.00m x 2.69m)

A sensational bathroom with free standing bath, all set up with your own television for those relaxing times. Shower cubicle, his & her vanity hand basin, low-level WC. Partial panelled walls, tiled flooring, heated towel rail.

External

Spacious driveway leading to double garage, with side lawn & access to the rear garden. Beautiful balcony seating area with glass balustrade, offering amazing views of the valley, leading to decked area with hot tub. Steps leading to sunken garden benefiting from this south facing garden, lawn with mature shrubs & further seating area.

Services

Mains gas, mains drainage, mains water, mains electricity

Tenure

Leasehold

Council Tax

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