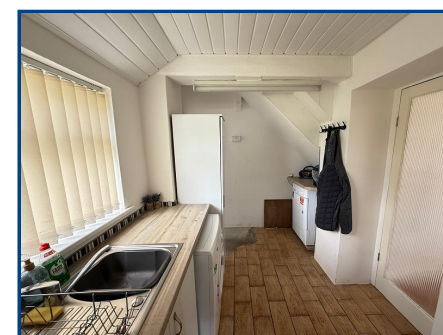
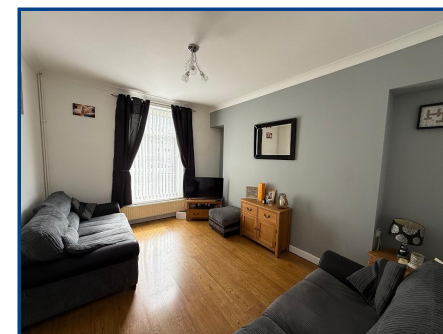


**School Road
Crynant
Neath
Neath Port Talbot.**

Offers Over **£350,000**



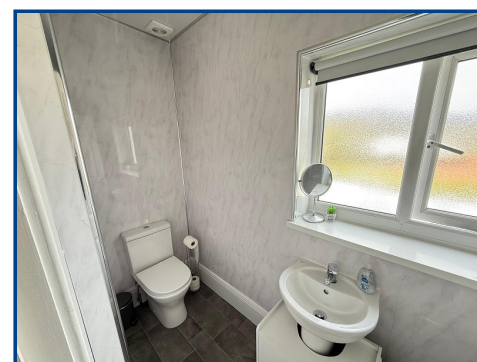
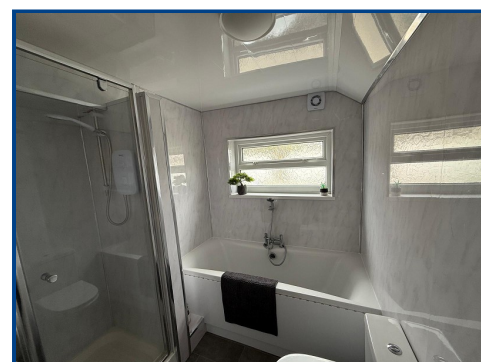
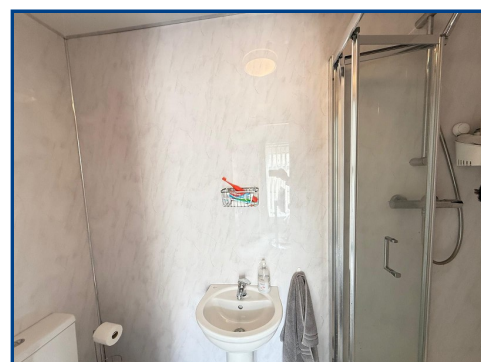
- DETACHED PROPERTY
- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- KITCHEN/DINER
- TWO EN-SUITES
- OFF ROAD PARKING

General Description

PERFECT FAMILY HOME!....

Beautifully presented five-bedroom property for sale in the picturesque village of Crynant, Neath.

EPC Rating: E50



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

Welcome to this stunning property located in the charming village of Crynant, Neath. This spacious five-bedroom home is perfect for those looking for a blend of comfort and style.

As you enter, you are greeted by a welcoming porch leading to a hallway that opens up into the expansive lounge, sitting room, and reception room, perfect for entertaining guests or relaxing with loved ones. The kitchen/diner is equipped with modern amenities, making meal preparation a breeze. A handy utility room and a luxurious bathroom complete the ground floor layout.

Venture upstairs to discover five well-appointed bedrooms, two of which boast en-suite bathrooms for added convenience. The master bedroom is a true sanctuary, offering a peaceful retreat at the end of a busy day.

Externally, the property features a low-maintenance frontage with off-road parking, ensuring convenience for residents and guests alike. A side access leads to the enclosed rear garden, which is thoughtfully designed with a combination of lawn and patio seating area, creating the perfect spot for outdoor gatherings or simply enjoying some fresh air.

Situated in the quaint village of Crynant, this property offers a peaceful setting while still being within easy reach of local amenities and attractions. Whether you enjoy scenic walks in the nearby countryside or exploring the historic sites in Neath, there is something for everyone to enjoy in this vibrant area.

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

Porch (3' 6" x 3' 5") or (1.06m x 1.05m)

Entrance to porch, wall mounted consumer unit.

Hallway (10' 11" x 4' 4") or (3.32m x 1.32m)

Radiator.

Sitting Room (11' 7" x 11' 0") or (3.54m x 3.36m)

Window to front, radiator.

Lounge (14' 9" x 11' 5") or (4.49m x 3.47m)

Window to front, radiator, laminate flooring.

Kitchen/Diner (12' 0" x 11' 11") or (3.66m x 3.62m)

Window and door to side, wall mounted combi boiler heating system, range of wall & base fitted units with work top over, free

standing cooker with extractor fan above, sink unit, partially tiled walls and tiled flooring.

Utility Room (9' 5" x 6' 3") or (2.88m x 1.90m)

Window to side, base units, sink unit, plumbing for washing machine, tiled flooring.

Bathroom (7' 5" x 5' 9") or (2.27m x 1.76m)

Frosted window to rear, panelled bath unit, vanity hand basin, WC, walk in shower, extractor fan, radiator, vinyl flooring.

Reception Room. (13' 3" x 13' 8") or (4.04m x 4.17m)

Double French patio doors to rear and window to front, wall mounted consumer unit, radiator.

First Floor Accomodation (11' 11" x 5' 7") or (3.64m x 1.71m)

Storage cupboard, Doors leading to.

Bedroom 1 (13' 7" x 9' 11") or (4.14m x 3.02m)

Window to front, access to loft, radiator.

Bedroom 2 (8' 1" x 8' 8") or (2.46m x 2.65m)

Window to front, radiator.

Bedroom 3 (8' 8" x 7' 5") or (2.65m x 2.26m)

Window to front, access to loft, radiator.

Bedroom 4 (13' 3" x 14' 10") or (4.04m x 4.52m)

Window to front, storage cupboard, radiator.

Bedroom 5 (11' 11" x 10' 8") or (3.63m x 3.24m)

Window to side, radiator.

Ensuite 1 (13' 7" x 3' 3") or (4.14m x 1.00m)

Frosted window to rear, walk in shower, WC, hand basin, vinyl flooring.

Ensuite 2 (7' 11" x 2' 11") or (2.41m x 0.88m)

Walk in shower, WC, hand basin, extractor fan, vinyl flooring.

External

Low maintenance frontage with patio area, off road parking to the front, side access to low maintenance rear garden with lawn & patio seating area.

Services

Mains electricity, mains gas, mains drainage, mains water

Tenure

Freehold

Council Tax

D

