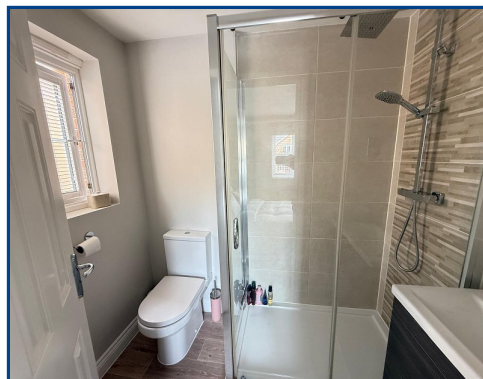
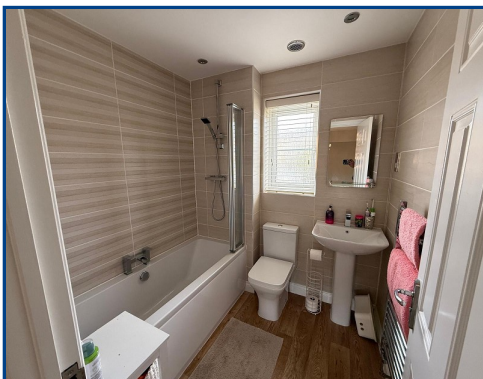
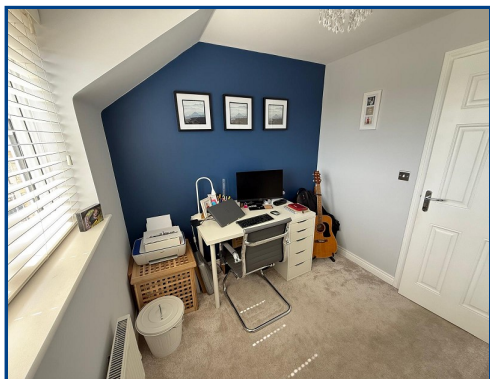
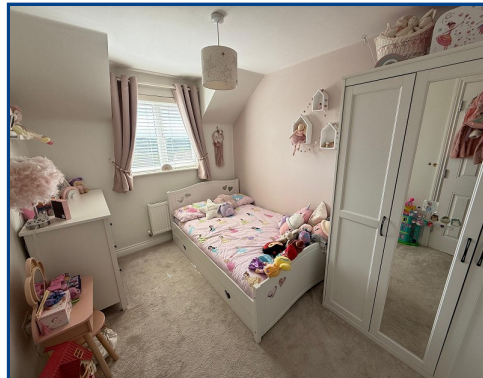
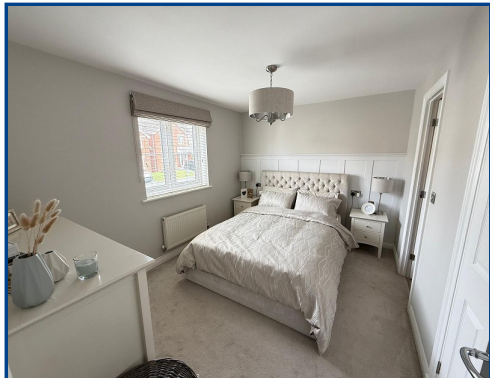
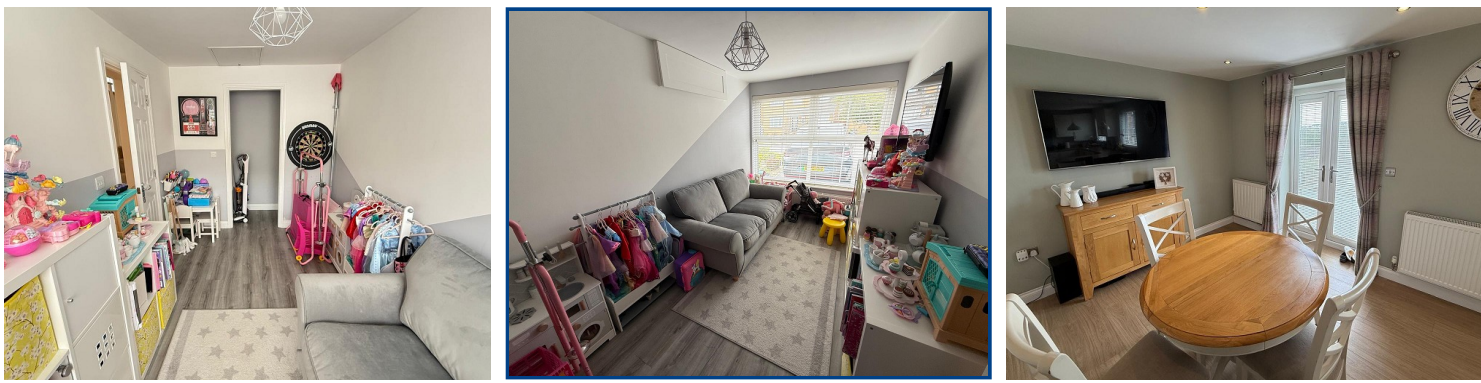




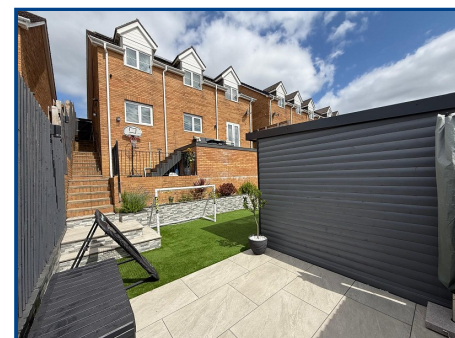
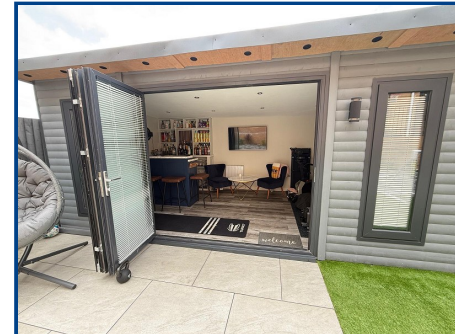
**Chartered Surveyor, Valuers,
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12 Offices Across South Wales

**Crymlyn Parc
Neath
Neath Port Talbot.**

Price £389,950



- DETACHED PROPERTY
- FOUR BEDROOMS
- OPEN PLAN KITCHEN/DINER
- SPLIT LEVEL
- MODERN PROPERTY
- SOLAR PANELS INSTALLED ON ROOF
- EN-SUITE
- PARKING FOR TWO VEHICLES
- OUTBUILDING/BAR
- SOUGHT-AFTER LOCATION



Viewing: **01639 646 926** Website: **www.ctf-uk.com** Email: **neath@ctf-uk.com**

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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

Introducing this stunning detached family home located in the sought-after area of Skewen, Neath. This beautiful property features a spacious layout, including a welcoming hallway, cosy lounge, sitting room, and a convenient WC on the ground floor. The lower ground floor offers an open plan kitchen/diner, perfect for hosting guests.

EPC Rating: C76

Tel: **01639 646 926**

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

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

Property Description

Introducing this stunning detached family home situated in the highly sought-after area of Skewen, Neath.

This fabulous property boasts a generous layout, with a welcoming entrance leading to a cosy lounge, comfortable sitting room, and convenient WC on the ground floor. The lower ground floor showcases a beautifully designed open plan kitchen/diner, ideal for hosting guests.

As you ascend to the first floor, you'll discover three bedrooms, including a master bedroom with an en-suite offering a touch of luxury. A family bathroom is also located on the second floor.

Externally, solar panels installed on the roof, the property features off-road parking for two vehicles at the front with electric car charging point on the side of the house, double side access, and a south-facing enclosed low maintenance rear garden. For those who enjoy the outdoors, there is an outbuilding/bar and a delightful patio seating area.

Conveniently located near the A465 and the M4 corridor, this residence provides excellent transport links for commuters. Skewen itself boasts a range of amenities, such as shops, schools,

and regular bus and train services.

Do not miss the chance to explore this exceptional family home. Arrange your viewing today and envision yourself living in this fantastic property.

Hallway (7' 0" x 6' 7") or (2.14m x 2.00m)

Entrance to hallway, radiator, LVT flooring.

Lounge (14' 6" x 11' 7") or (4.42m x 3.53m)

Window to front, radiator.

Sitting Room (17' 3" x 7' 8") or (5.26m x 2.34m)

Window to front, access to loft, utility area, radiator, LVT flooring.

W.C. (5' 11" x 2' 9") or (1.80m x 0.84m)

Frosted window to front, vanity hand basin, WC, radiator, vinyl flooring.

Lower Ground Floor. (9' 0" x 4' 8") or (2.75m x 1.41m)

Doors leading to.

Kitchen/Diner (27' 8" x 11' 1") or (8.44m x 3.39m)

French patio doors to rear, windows to rear, range of wall & base fitted units with work top over, bowl & 1/2 sink unit, integrated gas hob with extractor fan above, integrated oven, microwave, dishwasher & fridge/freezer. Plumbing for washing machine, under stairs storage, radiator, LVT flooring.

First Floor Accommodation (8' 6" x 6' 8") or (2.59m x 2.02m)

Radiator. Doors leading to.

Bedroom 2 (11' 5" x 11' 9") or (3.49m x 3.57m)

Window to rear, radiator.

Bedroom 3 (11' 3" x 8' 4") or (3.43m x 2.53m)

Window to rear, access to loft, radiator.

Bedroom 4 (7' 11" x 8' 10") or (2.41m x 2.68m)

Window to rear, radiator.

Second Floor Accommodation (3' 1" x 6' 7") or (0.93m x 2.01m)

Airing cupboard. Doors leading to.

Family Bathroom (6' 2" x 6' 6") or (1.87m x 1.99m)

Frosted window to rear, panelled bath unit, hand basin, WC, towel rail, extractor fan, tiled walls, vinyl flooring.

Bedroom 1 (9' 4" x 11' 10") or (2.85m x 3.61m)

Window to front, radiator.

Walk-in Wardrobe (8' 9" x 4' 8") or (2.67m x 1.41m)

Fitted hang railings & storage space.

En-Suite (4' 8" x 6' 9") or (1.41m x 2.07m)

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

Outbuilding/Bar (9' 5" x 17' 5") or (2.87m x 5.30m)

Entrance via Bi-folding doors, fully insulated, ceramic radiator, built in bar with work top over, LVT flooring.

External

Small frontage with Astroturf, drive for two vehicles, double side access leading to enclosed low maintenance rear garden with newly fitted composite decking, stairs leading down to patio seating area, Astroturf, raised flower beds, outhouse/bar.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Leasehold

Council Tax

E

