

ESTAS
★★★★★

**BEST IN POSTCODE
WINNER 2025**

#customerserviceawards



PETER MORGAN

15 Main Road, Crynant, Neath, West Glamorgan, SA10 8NP

Offers Over £300,000

Main Features

- Detached Family Home
- Ample Off-Road Parking & Garage
- Semi-Rural Village Location
- Three Bedrooms & Four Reception Rooms
- Freehold
- EPC - E
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

This detached family home features a versatile layout with three bedrooms and four reception rooms, providing ample space for family living. The property sits in a semi-rural village location, making it an ideal choice for those seeking tranquility while remaining close to local amenities.

The property boasts a generous exterior with plenty of off-road parking, including a garage suitable for vehicle storage. The surrounding area has a manicured lawn and landscaped gardens, contributing to the home's appealing curbside presence.

Situated in a popular location within the semi rural village of Crynant. Nestled in the scenic surroundings of the Swansea Valley, offering a blend of natural beauty and community living.

GROUND FLOOR

Hallway

uPVC door to side, window to rear, radiator, fitted carpet, loft access hatch, open plan access to kitchen / diner and doors to;

W.C.

Frosted window to rear, wood-effect laminate flooring, tiled walls, w.c and pedestal wash basin.

Utility Room

Wood-effect laminate flooring, floor-mounted boiler, space for tumble dryer and plumbing for washing machine.

Kitchen

Wood-effect laminate flooring, spotlights, fitted with a range of wall & base units with work preparation surfaces over & tiled splashbacks, stainless steel sink & drainer unit with mixer tap, fitted oven & grill with gas hob & cooker hood over, space for fridge / freezer and access to

Dining Room

Windows to front & side, patio door to rear, radiator, fitted carpet and space for dining table & chairs.

Hallway

Radiator, fitted carpet, staircase to first floor with storage cupboard underneath and doors to;

Study

Patio door to side, radiator, fitted carpet and feature stone wall with gas fireplace.

Porch

Tile-effect laminate flooring and window surround.

Lounge

Bay window to front, two stained glass windows to front, two radiators, fitted carpet and gas fireplace.

FIRST FLOOR

Landing

Landing stained glass window to side, fitted carpet and doors to;

Bedroom One

Two windows to front, radiator, fitted carpet and a range of fitted wardrobes.

Bedroom Two

Window to side, radiator, fitted carpet and fitted wardrobes.

Bedroom Three

Window to front, radiator, fitted carpet and fitted wardrobes.

Bathroom

Frosted window to side, radiator, tile-effect laminate flooring, loft access hatch, WC, pedestal wash basin, bathtub, double shower cubicle and fitted storage cupboard housing water tank.

EXTERNALLY

Gardens

Front - driveway leading to garage to rear, front lawned area

Rear - courtyard with access to garage with electric garage door, two sheds, greenhouse, lawned area and outside tap

Mortgage Advice

PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at NPT@petermorgan.net (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

Utilities

Mains Electric, Mains Drainage, Mains Water, Mains Gas (Services not tested)

Current council tax banding E

Current heating type Gas


Tenure (To be confirmed) Freehold







15 Main Road, Crynant, Neath, West Glamorgan, SA10 8NP

| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 45 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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PROPERTY. PROPERLY

SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE

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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

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