



## Nant Celyn, £490,000

- Two King Size Bedrooms & Two Double Bedrooms
- Three Reception Rooms
- Garage & Driveway
- Council Tax - Band F
- Two Bathrooms & An En Suite
- Attractive Views
- EPC Rating: C



 4  2  3



## About the property

A beautifully presented detached family home on the market in the picturesque Village of Crynant. Situated in a sought after cul-de-sac, with easy access to Neath Town Centre, Swansea City Centre, Swansea Bay and Marina and The Brecon Beacons which offer fantastic walking and biking routes. The property benefits from attractive views and is within close proximity to local schools, shops and public transport links.

Internally the property comprises of an entrance hall, w.c, a spacious lounge with two sets of upvc double doors onto the rear garden, a dining room and an open plan family room which consists of a kitchen with under-counter LED lighting, lounge and dining area to the ground floor with internal access to the garage. The first floor features a four piece family bathroom, storage room, two king size bedrooms, one which benefits from an en suite bathroom and two double bedrooms.

To the front of the property there is a spacious garage and brick paved driveway, accessed via steel electric gates with side access both sides of the property. To the rear of the property there is an enclosed, generous size garden with further access into the garage.

The property further benefits from a gas combination boiler and upvc double glazing throughout.

## Accommodation

### Entrance Hall

Entrance via a upvc door to the front with tiled flooring and stairs to the first floor. Doors leading through to three reception rooms, w.c and kitchen.

### W.C

Fitted with a w.c and wash hand basin with a mixer tap and storage. Tiled flooring and splashbacks and a upvc window with obscured glass to the front.

### Lounge 22' 5" max x 14' 7" max ( 6.83m max x 4.45m max )

Fitted carpets and a gas fireplace. Upvc double doors to the rear and side.

### Dining Room 14' 6" x 11' 8" ( 4.42m x 3.56m )

Fitted carpets and a upvc window to the front. Double doors leading through to the lounge.

### Family Room / Reception Room 3 19' max x 11' 5" max ( 5.79m max x 3.48m max )

Tiled flooring with a upvc window to the front. Opening into the kitchen area.



**Kitchen** 21' 1" max x 9' 9" max ( 6.43m max x 2.97m max )

Fitted with a matching range of wall and base units with worktop space over and 1 1/5 stainless steel sinks with a mixer tap. Integrated dishwasher, washing machine, hob and cooker hood with space for a double oven and American style fridge freezer. Under-counter LED lighting, tiled flooring, upvc window to the rear, upvc door with obscured glass to the rear and a door leading through to the garage.

**Landing**

Fitted carpet, access to the attic, upvc window to the front and doors leading through to the bathroom, storage room and all four bedrooms.

**Bedroom 1** 15' 4" min to wardrobes x 11' 5" max ( 4.67m min to wardrobes x 3.48m max )

Fitted carpets, upvc window to the front, fitted wardrobes and a door leading through to the en suite bathroom.

**En Suite**

Fitted with a three piece suite comprising of a bath with a shower over, w.c and wash hand basin with a mixer tap and fitted storage. Tiled flooring and splashbacks and a upvc window with obscured glass to the rear.

**Bedroom 2** 14' 6" max x 11' 8" ( 4.42m max x 3.56m )

Fitted carpets and wardrobes. Upvc window to the front.

**Bedroom 3** 12' 6" min to wardrobes x 9' 6" ( 3.81m min to wardrobes x 2.90m )

Fitted carpets and fitted wardrobes. Upvc window to the rear.

**Bedroom 4** 11' 2" x 10' ( 3.40m x 3.05m )

Fitted carpets and a upvc window to the rear.

**Bathroom**

Fitted with a four piece bathroom suite comprising of a bath with a mixer tap and shower head, a shower cubical with glass screens, a w.c and a wash hand basin with a mixer tap and fitted storage. Tiled flooring and splashbacks. Upvc window with obscured glass to the side.

**Garage** 19' 7" x 16' 4" ( 5.97m x 4.98m )

Electric shutter doors, a wall mounted gas combination boiler and a upvc door with obscured glass to the rear. Door also leading into the kitchen.

**Front**

Access onto a spacious brick paved driveway via electric steel gates. Electric shutter doors leading through to the garage and side access both sides of the property via gates.

**Rear**

Enclosed rear garden with a spacious. Raised area laid to chipping stones, surrounded by flower beds and mature shrubs.

## Floorplan



**Ground Floor**

**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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