



The Crescent

£190,000

- Extended Ideal Family Home
- Converted Loft Space
- Beautifully Presented Throughout
- Council Tax Band C
- Bay Fronted
- EPC Rating: E



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About the property

A perfect first time purchase and ideal family home located in the sought after village of Crynant, Neath. This is a resourceful semi-rural setting with Creunant Primary School nearby as well as local stores and regular running buses. Providing great links into Neath Town Centre and the M4 corridor via the A465.

The home is approached via a gated yard to the front leading into an entrance hallway with doors through to a bay fronted lounge and an open plan lounge/dining/kitchen area. Double doors lead out onto a paved patio in the enclosed rear garden with alternate access to the side and rear. The first floor houses a modern family bathroom and three bedrooms, a further flight of stairs lead into the converted loft space, ideal for a study space or storage.

Internal viewings are highly recommended to truly appreciate the home.

Accommodation

Entrance Hall

Lounge

11' and bay x 11' 2" (3.35m and bay x 3.40m)

Dining Room

17' 1" x 12' 8" (5.21m x 3.86m)

Kitchen

11' 6" x 7' 4" (3.51m x 2.24m)

Landing



Bedroom 1

11' 2" and bay x 12' 1" (3.40m and bay x 3.68m)

Attic Room

16' x 13' 4" (4.88m x 4.06m)

Bedroom 3

11' 2" x 8' 8" (3.40m x 2.64m)

Bedroom 4

7' 2" x 6' 2" (2.18m x 1.88m)

Front Garden

Rear Garden

Floorplan



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