



## Glyn Dulais Court, Crynant

£225,000

- Brand new detached family home
- 3 bedrooms
- En-suite
- Private rear garden
- Off road parking
- 10 year new-build warranty
- EPC Rating: TBC (New-build)



3 2 1

**pa** peter  
alan

01639 635115  
neath@peteralan.co.uk



## About the property

**\*\*NEW-BUILD HOME\*\*** A delightful 3 bedroom home. locate in an exclusive new development. This detached property perfect for a growing family with accommodation comprising; hallway, cloakroom/wc, lounge, kitchen/diner, 3 bedrooms, en-suite, family bathroom, off road parking & private rear garden.





## Accommodation

### Hallway

Under floor heating, Doors leading to Kitchen/diner, Lounge & Cloaks/wc. Under-stairs storage cupboard. Wood effect flooring, Staircase to first floor.

### Cloaks/Wc

Fitted with a white 2 piece sanitary suite comprising low level w/c & wash hand basin with vanity unit below.. Tiled splash back. Wall mounted mirror with in-built lighting. Ventilation fan. Wood effect flooring & underfloor heating. Opaque PVCu double glazed window

### Lounge: 15' 9" x 9' ( 4.80m x 2.74m )

A bright reception room made light by way of PVCu window. TV & telephone points. Wood effect flooring and under floor heating.

### Kitchen / Diner: 15' 4" x 11' 10" ( 4.67m x 3.61m )

Fitted with a range of modern base & wall level units with complementing work surface areas. Inset one and a half bowl sink unit with mixer tap over. Integrated 4 ring cooking hob with stainless oven & grill below and matching cooker hood above. Integrated dishwasher, washing machine & fridge/freezer. PVCu double glazed window and French doors to rear garden. Tiled flooring & under floor heating.

### First Floor Landing

Doors leading to first floor accommodation. Loft access inset into ceiling. Storage cupboard housing central heating boiler. Opaque PVCu double glazed window. Carpeted floor.

### Bedroom One: 12' 6" x 9' 1" ( 3.81m x 2.77m )

PVCu double glazed window allowing plenty of light into this principal bedroom. Wall mounted central heating radiator. Carpeted flooring.

### En-Suite

Fitted with a white 3 piece sanitary suite comprising low level w/c, vanity wash hand basin and glass shower cubicle. Chrome fittings . Chrome towel radiator. Ventilation fan inset into ceiling. Wood effect flooring. Tiled splash back areas. Wall mounted vanity mirror with in-built lighting. Opaque PVCu double glazed window.

### Bedroom 2: 11' 11" x 8' 3" ( 3.63m x 2.51m )

PVCu double glazed window.. Wall mounted central heating radiator. Carpeted flooring

### Bedroom 3: 8' 10" x 6' 10" ( 2.69m x 2.08m )

PVCu double glazed window. Wall mounted central heating radiator. Carpeted flooring

### Bathroom/Wc

Fitted with a white 3 piece sanitary suite comprising low level w/c, vanity wash hand basin and glass panelled bath with shower unit above. Chrome fittings . Glass shower screen. Chrome towel radiator. Ventilation fan inset into ceiling. Electric shaving point. Wood effect flooring. Tiled splash back areas. Opaque PVCu double glazed window.

### Outside

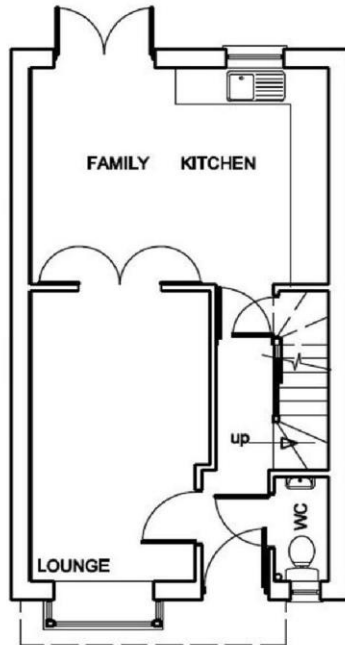
Front: Driveway providing off road parking for at least 2 cars. Side pedestrian access gate leading to rear garden.

Rear: Feather edge timber fencing. Patio with PVCu double glazed French doors from Kitchen/Diner. Turfed lawn. Side access gate leading to front.

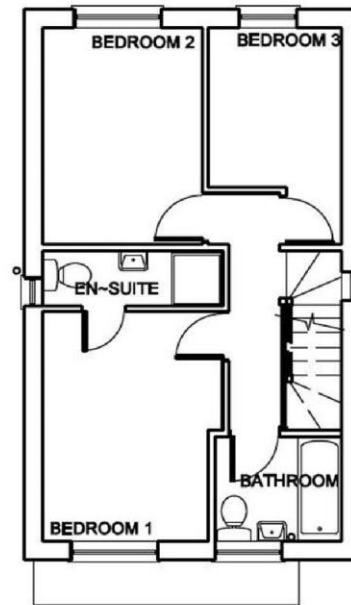
### Agents Note

This new home is new-build unfurnished property and all images marked as "Virtually staged" have been digitally furnished to visualise the potential of the property. Interior images are of a different completed plot on the development and are purely indicative. Potential buyers are advised to view the property to fully appreciate the physical features and layout

## Floorplan



GROUND



FIRST

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.