



## Crymlyn Road

£260,000

- Extended Three Bedroom Semi-Detached
- Beautifully Presented throughout
- Garage & Potential for External Reception Space
- Sizable Plot
- Ideal Family Home
- EPC Rating: D



3 1 2



## About the property

A beautiful family home resting on a sizable plot within Crymlyn Road, Skewen. Boasting excellent access to well renowned local schools from Primary through to College, local stores on New Road and Neath Town Centre with a main line train station and high street shops! Buses run frequently through the town, great for commuters with links to the M4 corridor and A465! The home is approached via a lawned garden to the front, a spacious driveway runs to the garage door with a gate providing side access to an enclosed garden to the rear. Beneath the garage is an external space perfect for conversion to a summerhouse, study or external utility space. Internally, the property comprises of an entrance hallway, with horse shoe stairs to the landing and doors leading through to two sitting rooms to the front, a dining room with patio doors and a modern fitted kitchen. The first floor houses all three double bedrooms, the family bathroom and access to the loft space. Internal viewings are highly recommended!





## Accommodation

### Entrance Hallway

### Lounge

13' 8" x 10' 5" Plus Recess ( 4.17m x 3.17m Plus Recess )

### Study

12' 9" x 10' 7" Into Recess ( 3.89m x 3.23m Into Recess )

### Dining Room

12' 9" x 10' 7" Into Recess ( 3.89m x 3.23m Into Recess )

### Kitchen

11' 5" x 8' 7" ( 3.48m x 2.62m )

### Landing

### Bedroom One

10' 6" Plus Bay x 10' 8" ( 3.20m Plus Bay x 3.25m )

### Bedroom Two

10' 5" x 10' 7" ( 3.17m x 3.23m )

### Bedroom Three

10' 6" x 9' 1" Plus Recess ( 3.20m x 2.77m Plus Recess )

### Bathroom

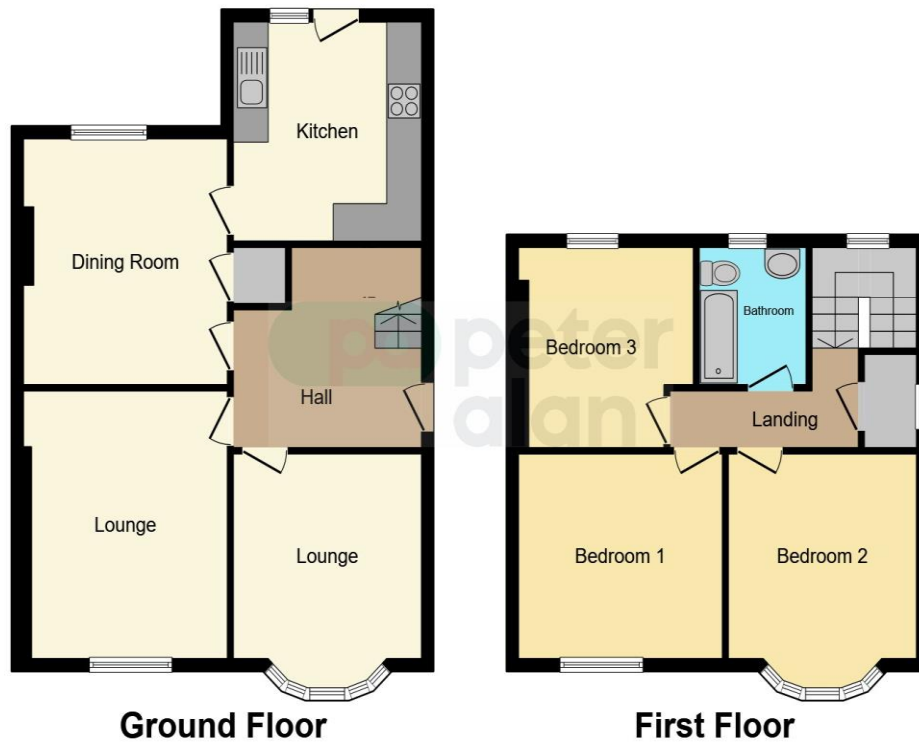
### External Utility Space

12' 6" x 6' 3" ( 3.81m x 1.91m )

### Front & Rear Gardens

### Driveway & Garage

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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