



## Bryncoed Farm offers over £375,000

- Jaw Dropping Views
- No On Going Chain
- Picturesque Semi-Rural Location
- Balcony From First Floor Landing
- Sizable Driveway & Garage
- EPC Rating: D



 3  2  2



## About the property

A deceptively spacious and gorgeously presented ideal family home nestled into the outskirts of Crynant, Neath now available for sale with no on going chain! Boasting excellent links to Ystradgynlais, Crynant and Neath Town Centre for use of their local amenities including public transport via bus or train and commuting routes through the A465 & M4 corridor.

The home is approached through a gated driveway with ample parking for multiple vehicles. The gardens wrap around the home and vary in presentation with spacious lawns, mature shrubbery & hedge lines, a summerhouse resting on decking, bee hives and chicken runs!

Entrance to the home is through patio doors to the front & rear or into the entrance hallway, leading through to a ground floor shower room, integrated garage or the living space. An open plan lounge diner boasts pitched high ceilings and stairs leading up to the gallery landing with a door through to a modern fitted kitchen.

The first floor houses all three double bedrooms and a further family bathroom. An exit leads out to a spacious balcony, best used to appreciate the land & hillside views to the front!

Internal viewings are strongly recommended to truly appreciate this lovely home!





## Accommodation

### Entrance Hallway

### Ground Floor Shower Room

### Dining Area

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

### Kitchen

13' 6" x 11' 6" ( 4.11m x 3.51m )

### Lounge Area

24' 7" x 11' 2" ( 7.49m x 3.40m )

### Gallery Landing

### Bedroom One

11' 7" Plus Wardrobes x 11' 9" Max ( 3.53m Plus Wardrobes x 3.58m Max )

### Bedroom Two

11' 8" x 10' 7" ( 3.56m x 3.23m )

### Bedroom Three

8' 5" x 9' 7" ( 2.57m x 2.92m )

### Bathroom

### Balcony

### Garage

15' 6" max x 17' 4" max ( 4.72m max x 5.28m max )

### Driveway & Front Garden

### Rear Garden

## Floorplan



**Ground Floor**



**First Floor**

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)

## 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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let