



1a Crud Yr Awel, £325,000

- Deceptively Spacious
- Sizable Driveway & Garage
- Well Presented
- Ideal Family Home
- Wrapping Gardens
- EPC Rating: C



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About the property

A lovingly maintained and desirably sizable, perfect family home now available for sale within Crud Yr Awel, Adjacent to Main Road Bryncoch! Excellent for attendance to well renowned schools including Blaenhonddan Primary, just a five minute walk, and Dwr Y Felin Comprehensive. Fantastic for commuters, with bus stops in Bryncoch, a main line train station within Neath Town Centre and links to the A465/ M4 corridor. The home is approached through a lawned front garden, wrapping around the house to the side, with a paved area at the rear and a driveway leading up to the garage. Internally, the property comprises of an entrance hallway, with stairs to the landing and a ground floor shower room, doors then lead into an open plan living area, broken into lounge, dining room with patio doors, fitted kitchen and utility space. The first floor houses access to the loft space, the family bathroom, all four good sized bedrooms including the master with a walk in wardrobe and en-suite shower room. Internal viewings are highly recommended!





Accommodation

Entrance Hallway

Lounge Area

17' 2" x 15' 2" (5.23m x 4.62m)

Dining Area

12' 1" x 11' 6" (3.68m x 3.51m)

Kitchen Area

12' x 11' 7" (3.66m x 3.53m)

Utility Area

5' 9" x 9' 9" (1.75m x 2.97m)

Shower Room

Landing

Bedroom One

12' 8" x 9' 9" Plus Recess (3.86m x 2.97m Plus Recess)

En-Suite Shower Room

Bedroom Two- 12' Plus Wardrobes x 8' 9" (3.66m Plus Wardrobes x 2.67m)

Bedroom Three- 12' 3" x 8' 3" (3.73m x 2.51m)

Bedroom Four- 8' 3" Max x 7' 9" Max (2.51m Max x 2.36m Max)

Shower Room

Front & Rear Gardens

Driveway & Integrated 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

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