



Main Road, Crynant, Neath, Neath Port
Talbot. SA10 8NT

£340,000



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This BRAND NEW dormer bungalow offers SPACIOUS living accommodation throughout which can only be fully appreciated by viewing internally. The current owners have built this property to a very high standard and early viewing is HIGHLY RECOMMENDED.

£340,000 - Freehold

- Newly-built detached dormer bungalow
- Many modern features throughout
- Shower rooms to both floors. EPC-B85
- En-suite to the master bedroom
- High gloss fitted kitchen with central island
- Driveway to the rear
- Ample off road parking



OVERVIEW

This award-winning detached dormer bunaglow is situated within the popular residential location of Crynant and is available for sale with no-ongoing chain. The property benefits from many modern features throughout including a newly fitted kitchen and shower suites and would be an ideal home for a family.

Accommodation briefly comprises to the ground floor, lounge, second reception room, spacious kitchen/family room with french doors and shower room. To the first floor there are three good size bedrooms with the master bedroom having an en-suite and family shower room.

Externally there is a lawned garden to the front that has side access to the rear where there is a driveway leading to off road parking.

The property has won the LABC Cymru award for Best Individual New House and the NPTCB Building Excellence Award for 2020.

ENTRANCE

Via glass panelled door.

LOUNGE (21' 1" x 14' 6") or (6.43m x 4.41m)

Coving & spotlights. Large PVCu double glazed window overlooking the front. Chimney breast with feature inset gas stove, stone hearth and wooden mantle. Oak staircase with glass balustrade leading to the first floor. Television aerial point. Two large radiators and Oak flooring.

RECEPTION 2 (14' 5" x 9' 1") or (4.39m x 2.78m)

Coving and spotlights. PVCu window overlooking the front. Double radiator and Oak flooring.

KITCHEN/BREAKFAST/FAMILY ROOM (21' 0" x 15' 7") or (6.41m x 4.75m)

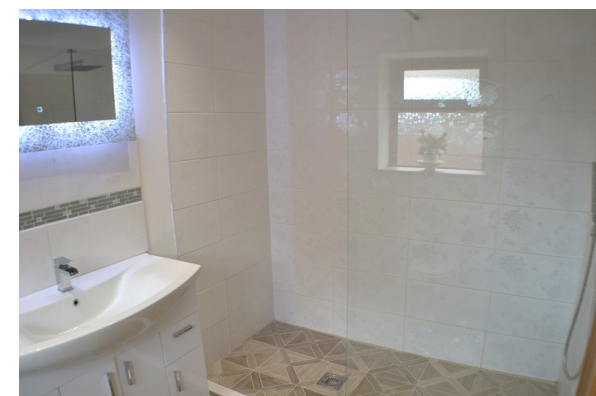
Coving and spotlights. PVCu double glazed window overlooking the side and rear. PVCu double glazed french doors leading out on to the side. Feature stone wall. Newly fitted high gloss kitchen having a range of wall and base units with coordinating Quartz worktops, matching upstands and ceramic tiling to splashback. Inset sink with mixer tap. Electric hob with extractor. Built-in eye level oven with microwave above. Integrated fridge/freezer and dishwasher. Central island with seating area and base units. Double radiator and tiled flooring.

UTILITY ROOM (9' 1" x 8' 8") or (2.76m x 2.63m)

Coving and spotlights. Extractor. PVCu double glazed door leading out on to the side. Base units with coordinating worktop. Plumbing for automatic washing machine. Wall mounted combination boiler. Double radiator and tiled flooring.

SHOWER ROOM (9' 1" x 6' 6") or (2.76m x 1.97m)

Coving and spotlights. Frosted glass window overlooking the side. Newly fitted white three piece suite comprising walk-in double shower with rainforest shower head, large vanity unit and low level w.c. Feature wall-mounted mirror with built-in lighting. Tiling to splashback areas. Tiled flooring.



FIRST FLOOR LANDING

Coving. Access to loft. PVCu double glazed window overlooking the front. Glass balustrade. Radiator and fitted carpet.

BEDROOM 1 (17' 8" x 11' 11") or (5.39m x 3.63m)

Coving and spotlights. PVCu double glazed window overlooking the front. Feature stained glass window to the side. Television aerial point. Radiator and fitted carpet.

EN SUITE (9' 0" x 6' 10") or (2.75m x 2.08m)

Spotlights. Extractor. Velux window to the rear. Three piece suite comprising walk-in double shower with glass screen, vanity unit with tiling to splashback and low level w.c. Heated towel rail. Tiled flooring.

BEDROOM 2 (15' 10" x 11' 11") or (4.82m x 3.64m)

Coving and spotlights. PVCu double glazed window overlooking the front. Feature stained glass window overlooking the side. Storage to the eaves. Television aerial point. Radiator and fitted carpet.

BEDROOM 3 (11' 10" x 8' 8") or (3.61m x 2.63m)

Coving and spotlights. Velux window to the rear. Storage to the eaves. Television aerial point. Radiator and fitted carpet.

SHOWER ROOM

Coving and spotlights. Frosted glass window overlooking the side. Newly fitted white three piece suite comprising walk-in double shower with rainforest shower head, large vanity unit and low level w.c. Feature wall-mounted mirror with built-in lighting. Tiling to splashback areas. Tiled flooring.

OUTSIDE

The front garden is mostly laid to lawn with steps leading up to the front door and a pathway laid to patio that wraps around the side of the property and leads to the rear.


To the opposite side of the property there is a large hard-standing offering ample space for a storage shed.

At the rear of the property there is a spacious driveway which is laid to Tarmac and leads to off road parking for several vehicles.



For more photos please see www.pjchomes.co.uk

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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01639 891268

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

pencoedrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507

neath@pjchomes.co.uk

Lettings: 01639 874507

neathrentals@pjchomes.co.uk