



Crymlyn Parc, Skewen, Neath, Neath Port Talbot. SA10 6DG

Offers In Excess Of
£320,000



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Ideally located within EASY ACCESS of local amenities, shops and schools. This detached dormer bungalow offers LARGER THAN AVERAGE accommodation throughout. Benefiting from a MODERN fitted kitchen with CENTRAL ISLAND. Low maintenance garden and LARGE DOUBLE GARAGE.

Offers In Excess Of £320,000 - Freehold

- Four/five bedroom detached dormer bungalow
- Downstairs cloakroom
- Newly fitted shower room
- Enclosed garden with summer house
- Double driveway/garage to front
- Council Tax E/EPC C



DESCRIPTION

Ideally located within EASY ACCESS of local amenities, shops and schools. This detached dormer bungalow offers LARGER THAN AVERAGE accommodation throughout. Benefiting from a MODERN fitted kitchen with CENTRAL ISLAND. Low maintenance garden and LARGE DOUBLE GARAGE.

Property briefly consists of two reception rooms, kitchen, downstairs WC, four bedrooms and shower room.

Externally there is a wrap around garden, driveway, summer house and garage.

DESCRIPTION

We are pleased to offer for sale this detached dormer bungalow which is situated within the popular residential area of Skewen. Neath town centre can be easily accessed by car or bus and there are good road links available to the M4 corridor for commuter access to the nearby cities of Swansea and Cardiff.

Accommodation briefly comprises to the ground floor entrance porch, hallway, lounge, reception three/ study, cloakroom and L-shaped kitchen. To the first floor there is a landing, four bedrooms, with the master bedroom having built-in storage and the family bathroom.

Externally to the rear there is an easily maintainable enclosed garden with summer house. Gated side access leading to the front of the property where there is a double driveway leading to a large detached garage.

ENTRANCE PORCH

Enter via frosted glass panel PVCu door. Dwarf wall surround with double glazed windows and PVCu roof. Power socket. Tile effect vinyl flooring. Frosted glass door leading into main entrance hall.

HALLWAY

Centre ceiling light. Smoke detector. Radiator. Staircase leading to first floor with fitted carpet. Doors leading to reception rooms and cloakroom. Fitted carpet throughout hallway.

RECEPTION 1 (23' 6" x 18' 4") or (7.16m x 5.60m)

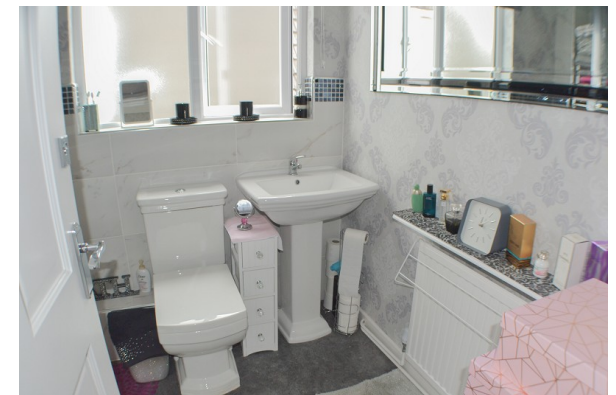
Measurement at Widest point Artex ceiling. Coving. Two emulsions walls and two walls with feature paper. Two double glazed PVCu windows to the side of property. Three radiators. Fitted carpet.

STUDY/BEDROOM 5 (10' 0" x 8' 8") or (3.05m x 2.65m)

Artex and coved ceiling. Emulsions walls with one feature wall paper. Fitted carpet. Radiator. PVCu double glazed window to side.

CLOAKROOM

Centre ceiling light. Extractor fan, glass block window. Low level w/c, wall mounted basin. Partly tiled walls. Tiled flooring.



KITCHEN (22' 8" x 14' 8") or (6.90m x 4.47m)

Extended L-shaped kitchen. Centre ceiling light with sunken spotlights. Frosted glass panel door giving access to the rear. Double glazed PVCu window over looking rear garden. Double glazed PVCu patio doors with windows either side giving access to rear garden. Modern fitted kitchen having a range of wall and base units in high gloss cream with black laminate worktops, matching up-stands and splash-back tiling. Built-in electric oven with four gas burner hob and overhead extractor. Plumbing for automatic washing machine. Space for freestanding fridge freezer. Modern feature wall mounted radiator. Space for table and chairs. Double radiator. Wood effect laminate flooring.

LANDING

Two centre ceiling lights. Loft access. Smoke detector. Radiator. Double glazed PVCu window. Continuation of fitted carpet. Doors leading to four bedrooms and family bathroom.

BEDROOM 1 (12' 2" x 10' 4") or (3.71m x 3.14m)

Centre ceiling light. Double glazed PVCu windows. Radiator. Built-in storage space across one wall. Fitted carpet.

SHOWER ROOM (6' 10" x 5' 10") or (2.08m x 1.79m)

Centre ceiling light. Frosted glass window over looking the rear. Three piece suite comprising low level w/c, pedestal wash hand basin and walk in double shower with glass doors, fixed and removable shower heads. Tiling to splashback areas. Radiator. Vinyl flooring.

BEDROOM 2 (12' 0" x 8' 11") or (3.65m x 2.72m)

Centre ceiling light. Double glazed PVCu window over looking the side. Radiator. Fitted carpet.

BEDROOM 3 (9' 0" x 7' 5") or (2.75m x 2.25m)

Centre ceiling light. Double glazed PVCu window over looking the front. Radiator. Fitted carpet.

BEDROOM 4 (11' 8" x 7' 5") or (3.56m x 2.25m)

Centre ceiling light. Double glazed PVCu windows. Radiator. Fitted carpets.

OUTSIDE

Accessed via patio doors from kitchen extension. Large patio space. Walk way leading to garage. Storage units. External power sockets. Summer house with double glass panel doors and windows either side. Power points and lighting. Decking area with artificial grass. Garden enclosed by high hedging. Mature planting with trees and shrubs. Gate giving access to front double driveway.

GARAGE

Access via a complementary door from the garden. Two windows. Power points and lighting. Electric up and over door leading to the driveway.


NOTES

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds.

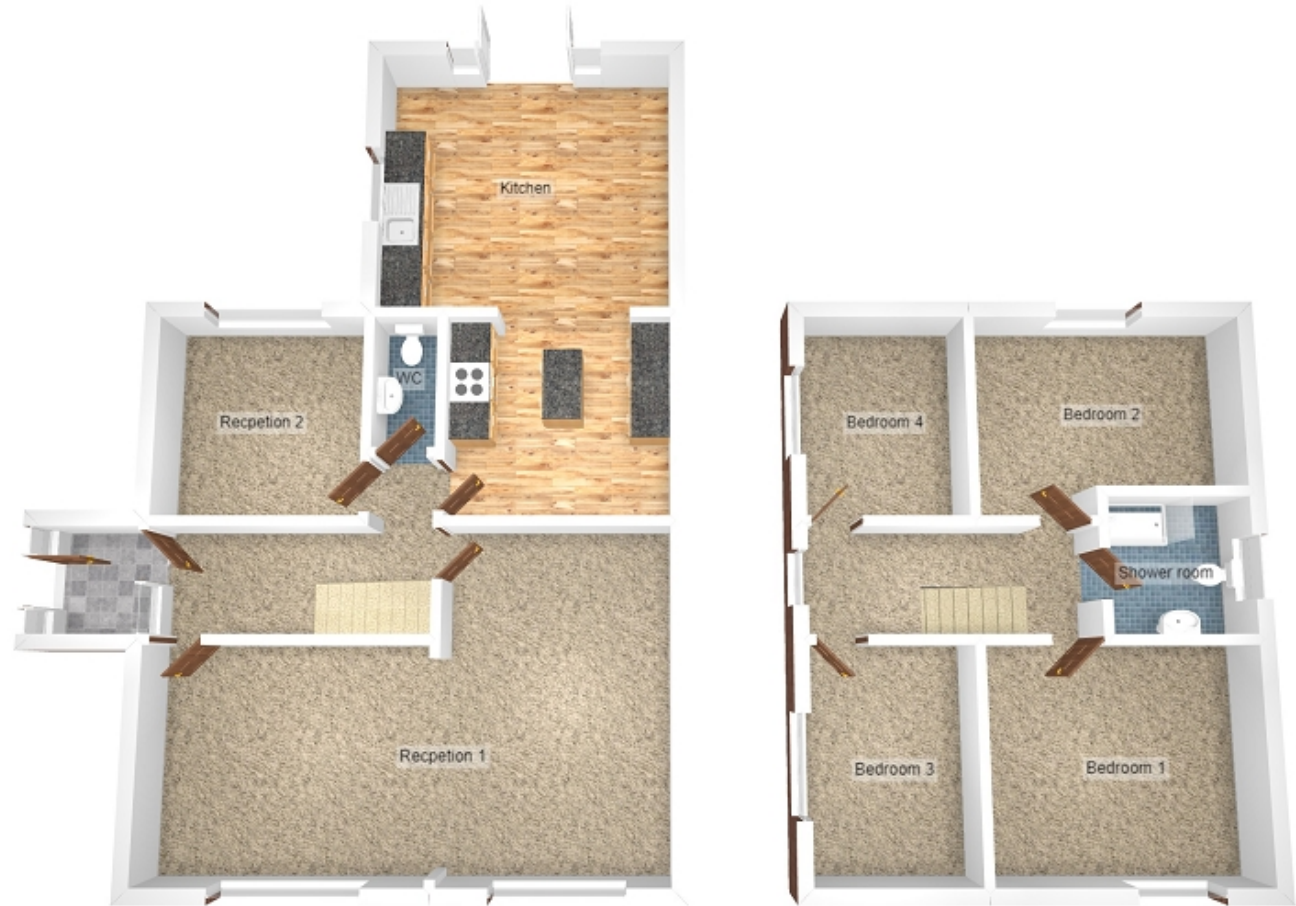


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	71	
(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.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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