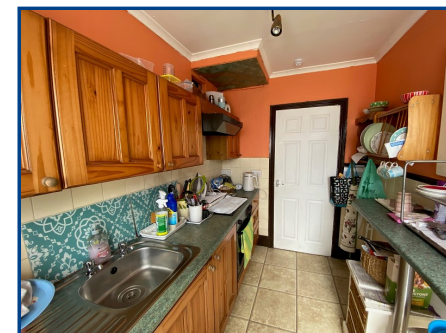
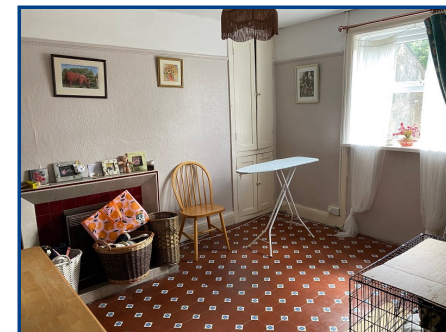


Lewis Road  
Crynant  
Neath  
Neath Port Talbot.

Offers Over **£170,000**



- SEMI DETACHED PROPERTY
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- SPACIOUS ENCLOSED REAR GARDEN
- IDEAL FIRST PURCHASE
- VILLAGE LOCATION

### General Description

**IDEAL FIRST PURCHASE!**  
3 Bedroom semi detached property, situated in Lewis Road Crynant. Call us today to view.....

**EPC Rating: C71**

Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

#### Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

#### Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).



## Lewis Road, Crynant, Neath, Neath Port Talbot.

### Property Description

IDEAL FIRST PURCHASE!

3 Bedroom semi detached property, situated in Lewis Road Crynant. Property offers; Entrance to hallway, 2 Reception Rooms, kitchen to the ground floor. 3 Bedrooms & bathroom to the 1st floor. The property has benefited from a new roof 8 years ago, and also external wall insulation, rendering & anthracite PVC windows approximately 2.5 years ago. Some further modernising required, an exciting opportunity for the new owner to implement their own style. Property is situated 30 minutes from The Gower Peninsula & Brecon Beacons National Park. Call us today to book a viewing....

**Entrance Hallway (14' 02" x 5' 11") or (4.32m x 1.80m)**

Entrance to hallway, staircase leading to the 1st floor, under stairs storage cupboard, laminated flooring, radiator.

**Sitting Room (11' 01" x 11' 00" ) or (3.38m x 3.35m)**

Bay window to the front, wooden fire surround, laminated flooring.

**Lounge (12' 11" x 10' 01") or (3.94m x 3.07m)**

Window to the rear, tiled feature fireplace, storage cupboard, tiled flooring, radiator.

**Kitchen (10' 0" x 6' 05") or (3.05m x 1.96m)**

Window & door opening to the rear garden. Wall & base fitted units, sink unit, electric hob with extractor fan above, oven. Partially tiled walls, plumbing for a washing machine.

### First Floor Accommodation

Window to the side. Doors leading to;

**Bedroom One (12' 01" x 9' 08" ) or (3.68m x 2.95m)**

Window to the front, feature fire surround, laminated flooring, radiator.

**Bedroom Two (12' 01" x 8' 04" ) or (3.68m x 2.54m)**

Window to the rear, built in wardrobes, laminated flooring, radiator.

**Bedroom Three (9' 02" x 7' 06" ) or (2.79m x 2.29m)**

Window to the front, exposed wooden floor boards, attic entrance, radiator.

**Bathroom (7' 02" x 6' 02" ) or (2.18m x 1.88m)**

Frosted window to the rear, panelled bath, low-level WC, hand basin, storage cupboard housing gas central heating boiler, laminated flooring, radiator.

### External

Frontage with gated access to the rear garden. Enclosed rear garden with lawn & sectioned fenced gated area to an additional spacious lawn garden.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

B

