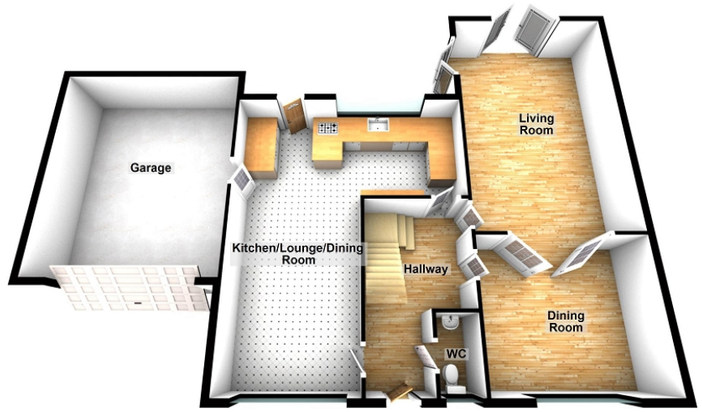
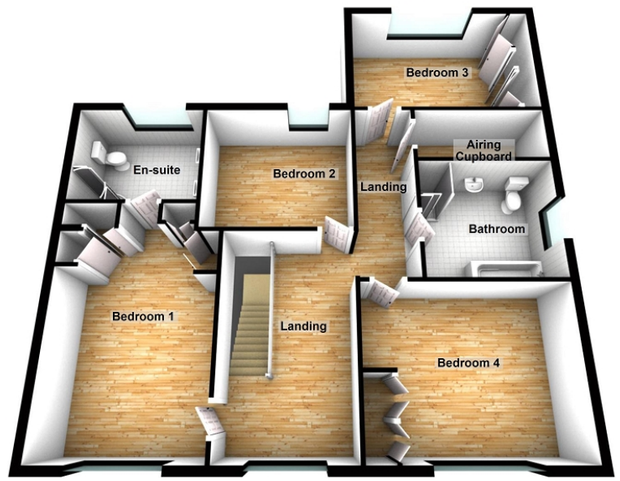
Ground Floor



First Floor









Viewing: **01639 646 926** Website: **www.ctf-uk.com** Email: **neath@ctf-uk.com**

Important notice
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Professional Services
Our 12 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.

Money Laundering Regulations
As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Nant Celyn
Crynant
Neath
Neath Port Talbot.

Price **£499,950**











- **DETACHED PROPERTY**
- **FOUR BEDROOMS**
- **THREE RECEPTION ROOMS**
- **KITCHEN/DINER**
- **SPACIOUS HALLWAY**
- **EN-SUITE**
- **OFF ROAD PARKING WITH DOUBLE GARAGE**
- **EXECUTIVE PROPERTY**
- **IDEAL FAMILY HOME**

General Description

EPC Rating: C72

PERFECT FAMILY HOME!..

Introducing this stunning detached executive property situated in the picturesque village of Crynant, Neath. Boasting an excellent property condition and unrivalled elegance, this home offers the perfect blend of luxury and practicality.

Call us today to book a viewing!...

Nant Celyn, Crynant, Neath, Neath Port Talbot.

Property Description
Introducing this stunning detached executive property located in the picturesque village of Crynant, Neath. Situated in a peaceful and highly sought-after area, this home boasts excellent property condition and unrivalled elegance.

Upon entering, you are greeted by a spacious hallway leading to two reception rooms and an open-plan kitchen/diner/lounge, perfect for entertaining guests or relaxing with your loved ones. Additionally, there is a convenient WC on the ground floor. Ascend the stairs to find a spacious landing, two king size bedrooms & two double bedrooms including an en-suite, and a family bathroom, providing ample space for all your needs.

Externally, this property is truly exceptional with electric gates leading to a spacious driveway and a double garage. There is also side access leading to an enclosed, low-maintenance rear garden featuring a delightful patio seating area, ideal for enjoying the outdoors during warmer months.

Located in the charming village of Crynant, residents can enjoy the tranquil surroundings while still being within easy reach of local amenities and transport links. Nearby points of interest include scenic walks in the surrounding countryside, as well as local pubs and eateries for dining out.

Don't miss out on the opportunity to view this exceptional property. Book your viewing today and start imagining the luxury lifestyle awaiting you in this beautiful home.

Hallway (16' 1" x 9' 1") or (4.90m x 2.78m)
Entrance to spacious hallway, radiator,tiled flooring.

Sitting Room (22' 5" x 14' 8") or (6.84m x 4.47m)
Two double French patio doors giving access to rear garden, spacious room, double doors leading to dining room, radiator.

Dining Room (11' 10" x 14' 8") or (3.60m x 4.47m)
Window to front, radiator.

Kitchen / Dining / Living Room (19' 0" x 21' 1") or (5.80m x 6.42m)
Window to front, window & door to rear, range of wall & base fitted units with granite work top over, integrated hob with extractor fan above, dishwasher, plumbing for washing machine, dishwasher, bowl & 1/2 sink unit, radiator, tiled flooring.

W.C. (6' 4" x 3' 5") or (1.92m x 1.05m)
Frosted window to front, WC, vanity hand basin, WC, radiator, tiled flooring.

First Floor Accomodation (27' 11" x 9' 2") or (8.52m x 2.79m)
Window to front, access to loft, radiator. Doors leading to.

Bedroom 1 (17' 9" x 11' 6") or (5.40m x 3.51m)
Window to front, radiator, wall fitted wardrobes.

En-Suite (7' 10" x 9' 6") or (2.38m x 2.90m)
Window to rear, walk in shower, Jack & Jill vanity hand basin, WC, extractor fan, laminate flooring.

Bedroom 2 (10' 0" x 11' 3") or (3.05m x 3.42m)
Window to rear, radiator.

Bedroom 3 (9' 8" x 14' 5") or (2.94m x 4.40m)
Window to rear, wall fitted wardrobes, radiator.

Bedroom 4 (11' 10" x 14' 7") or (3.61m x 4.45m)
Window to front, wall fitted wardrobes, radiator.

Family Bathroom (9' 1" x 9' 11") or (2.77m x 3.02m)
Frosted window to side, panelled bath unit, walk in shower, vanity hand basin, WC, radiator, extractor fan, partially tiled walls and tiled flooring.

Garage (19' 7" x 16' 5") or (5.98m x 5.01m)
Spacious double garage with electric over hear door, door leading into property.

External
Electric gates leading to driveway with double garage, side access leading to low maintenance enclosed rear garden with patio seating area.

Services
Mains electricity, mains water, mains drainage, mains gas

Tenure
Freehold

Council Tax
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