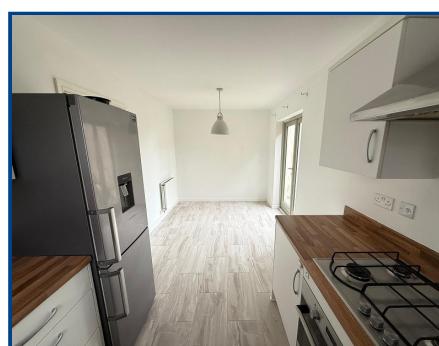


Chartered Surveyor, Valuers,
Estate Agents & Auctioneers
12 Offices Across South Wales

**Lle Crymlyn
Llandarcy
Neath.**

Price £260,000



- DETACHED PROPERTY
- 3 BEDROOMS
- EN-SUITE
- DRIVE + GARAGE FOR 3 CARS
- ENCLOSED REAR GARDEN
- SOUGHT AFTER LOCATION
- MODERN PROPERTY
- NO CHAIN

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.

General Description

Nestled in the highly sought-after area of Llandarcy, this attractive three-bedroom detached residence is an ideal choice for families or those looking to take their first step onto the property ladder. The home makes a splendid first impression with its own driveway leading to a garage, accompanied by an additional allocated parking space for convenience.

EPC Rating: B83

Tel: 01639 646 926

Email: neath@ctf-uk.com

Web: www.ctf-uk.com

Property Description

Introducing a delightful three-bedroom detached home, perfectly positioned in the sought-after village of Llandarcy. This impressive property combines generous living space with superb convenience, creating an ideal setting for modern family life or for those taking their first step onto the property ladder.

Upon entering, the light and welcoming hallway leads to a spacious lounge, ideal for relaxing and entertaining. The heart of the home is the well-appointed kitchen/diner, complete with ample room for family meals or hosting friends. A convenient ground-floor WC is also provided.

Upstairs, three generously sized double bedrooms offer comfortable accommodation, including a master bedroom with an en-suite for added privacy and comfort. A contemporary family bathroom serves the additional bedrooms, ensuring practicality for busy households.

Externally, the property boasts a welcoming driveway leading to a garage, with an extra allocated parking space for

visiting guests or a second vehicle. To the rear, a fully enclosed garden provides a secure area for children to play or outdoor relaxation throughout the year.

The location is truly exceptional, set within close reach of all local amenities. Llandarcy College, the renowned David Lloyd gym and sports centre, and a choice of shops and eateries are just moments away. For commuters, excellent connectivity is assured with easy access to the A465 and M4 corridor, plus regular bus routes and convenient train services, making travel across South Wales straightforward and efficient.

This home brings together spacious accommodation, practical features, and a prime address to create a superb living environment. To experience all this property has to offer, arrange your viewing today.

Hallway (14' 2" x 6' 4") or (4.32m x 1.94m)

Entrance to hallway, wall mounted consumer unit, under stairs storage, radiator, laminate flooring.



Lounge (18' 6" x 9' 10") or (5.64m x 3.00m)

Window to the front and side, radiator, laminate flooring.

Kitchen/Diner (18' 6" x 8' 2") or (5.65m x 2.49m)

French doors leading to the garden, window to the front, a range of wall and base fitted units, integrated gas hob and electric oven with extractor fan above. Plumbing for washing machine, radiator and tiled flooring.

W.C. (4' 0" x 6' 4") or (1.22m x 1.94m)

Frosted window to the rear, hand basin, WC, extractor fan, laminate flooring.

First Floor Accommodation (11' 11" x 6' 3") or (3.63m x 1.90m)

Window to the rear, radiator, airing cupboard.

Bedroom 1 (15' 8" x 9' 11") or (4.77m x 3.03m)

Window to side, radiator.

Bedroom 1 En-Suite (8' 9" x 2' 7") or (2.66m x 0.78m)

Frosted window to front, walk in shower, hand basin, WC, extractor fan, radiator.

Bedroom 2 (9' 8" x 8' 6") or (2.94m x 2.58m)

Window to front, radiator.

Bedroom 3 (8' 6" x 8' 5") or (2.60m x 2.57m)

Window to rear, radiator.

Bathroom (6' 4" x 7' 4") or (1.92m x 2.24m)

Frosted window to front, panelled bath unit, hand basin, WC, extractor fan, radiator, partially tiled walls, laminate flooring.

External

Allocated parking on the premises leading to garage, plus 1 additional parking space to the front of the property. rear access leading to a spacious garden and patio seating area.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

D

