

Lle Crymlyn,

£185,000

- Driveway for two cars
- Larger than average rear garden
- Beautifully presented throughout
- Great access to the M4
- EPC Rating: C
- Council Tax Band: C



2 1 1

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About the property

Situated within the sought-after development of LLe Crymlyn, Llandarcy, this beautifully presented two-bedroom semi-detached home offers modern living throughout and is perfectly suited to first-time buyers, downsizers, and young professionals alike!

With excellent links to well renowned schools including Dwr Y Felin Comprehensive, and Neath College! Great for commutes with convenient access into Swansea City Centre and the M4 corridor!
The home is approached via a driveway providing off-road parking, with side access leading to the rear garden. Upon entering, you are welcomed into a bright and inviting hallway with stairs rising to the first floor and a cleverly designed pet retreat beneath, perfect for animal lovers. The hallway provides access to a contemporary fitted kitchen, a convenient ground floor W.C., and the spacious lounge. The lounge benefits from useful built-in storage and enjoys natural light, with double doors opening directly onto the rear garden. To the first floor, the property offers two generous double bedrooms and a modern family bathroom fitted with a contemporary suite.

Externally, the home boasts a larger-than-average enclosed rear garden, thoughtfully arranged to provide a variety of outdoor spaces. Patio, lawn and planting areas create an attractive and versatile garden space. Completing the outdoor space is an elevated decking area, perfectly positioned to enjoy the best of the day's sunshine.

Accommodation

Entrance Hallway

Kitchen

Downstairs W.C

Lounge

Bedroom One

Bedroom Two

Bathroom

ntern









Agents Note:-

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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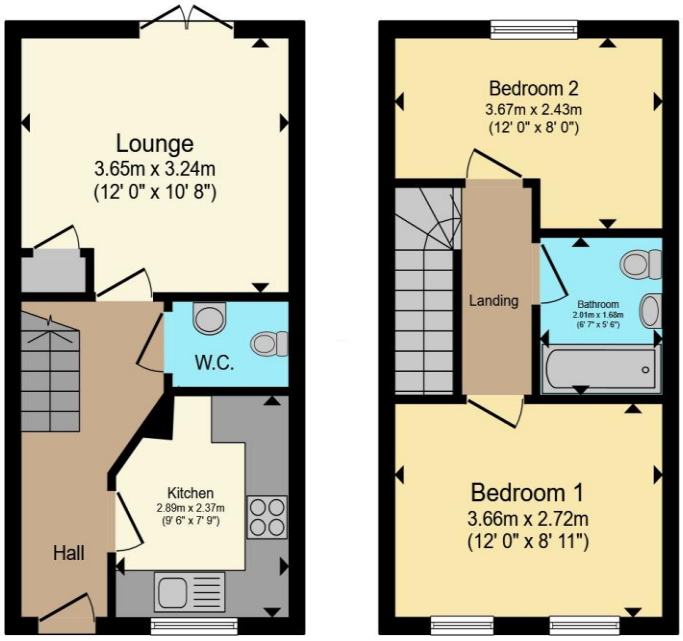
Floorplan



Ground Floor **First Floor**

Total floor area 53.9 m² (580 sq.ft.) approx

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