

MOVING YOU ESTATE AGENTS

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for viewings on this property contact
Steven on 07970412086



63 Lle Crymlyn, Neath, , SA10 6FZ

£250,000



***NEW INSTRUCTION* MUST BE VIEWED** - Located in the popular and well-connected area of Llandarcy, this stylish new-build terraced home offers spacious and flexible accommodation arranged over three floors, finished and to a high standard throughout. The ground floor welcomes you into a bright and well-proportioned living space, ideal for both everyday living and entertaining. The modern fitted kitchen has been thoughtfully designed with contemporary units, quality work surfaces, and integrated appliances, creating a sleek and functional heart of the home. From the kitchen, there is direct access to the enclosed rear garden, providing a private outdoor space ideal for relaxing, dining, or family use.

This property will be particularly attractive to families, being close to local amenities, green spaces, and leisure facilities are all within easy reach, providing a well-rounded lifestyle location and M4 access.



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Features

EPC

- Four bedrooms arranged over two floors
- Furnished to a high standard
- Modern fitted kitchen with integrated appliances
- Enclosed rear garden, driveway and garage
- Excellent transport links and commuter access
- Close to reputable schools

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Floorplan



The Monnow 4 bedroom home

