



Lle Crymlyn Llandarcy Neath.

Offers Over **£190,000**



- SEMI DETACHED PROPERTY
- 3 BEDROOMS + ENSUITE
- LOUNGE
- KITCHEN
- CLOAKROOM
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- DRIVEWAY TO THE FRONT
- IDEAL FIRST PURCHASE
- CLOSE ACCESS TO M4 CORRIDOR

General Description

Situated in the sought-after location of Llandarcy, Neath, this well presented semi-detached property offers a superb opportunity for families and professionals alike. Boasting three generously proportioned bedrooms, including a stylish ensuite, this home blends modern comfort with practicality.

EPC Rating: B83

Viewing: **01639 646 926**

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

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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.

Lle Crymlyn, Llandarcy, Neath.

Property Description

Presenting a well presented semi detached property in the sought-after area of Llandarcy, Neath, this delightful home offers a superb blend of comfort and convenience. Boasting three spacious bedrooms, including an ensuite to the master, as well as a modern first floor bathroom, this property is perfectly suited for families, professionals, or those looking for extra space to grow.

The house is impeccably maintained throughout, with stylish interiors that create a welcoming and homely atmosphere. Outside, there is off road parking to the front—a valuable feature in this location—while the rear garden is fully enclosed and designed for low maintenance, offering the ideal spot for relaxing or entertaining guests.

Situated with easy access to the M4 corridor, commuting to Swansea, Cardiff, or further afield is a breeze. Llandarcy is well known for its sense of community and proximity to a host of amenities, including several reputable local schools, the picturesque Gnoll Country

Park, and the popular Neath town centre with its wide array of shops, restaurants, and leisure facilities. The magnificent South Wales coastline is just a short drive away, providing endless opportunities for scenic walks and outdoor pursuits.

This property represents a fantastic opportunity to secure a lovely home in a friendly and well-connected neighbourhood. Arrange a viewing today to experience all it has to offer.

Entrance Hall (7' 0" x 4' 01") or (2.13m x 1.24m)

Enter via door to front, laminated flooring, stairs to first floor, radiator.

Cloak Room (5' 0" x 3' 01") or (1.52m x 0.94m)

Low level WC, wash hand basin radiator.

Kitchen (11' 08" x 8' 08") or (3.56m x 2.64m)

Window to front, a range of wall and base units with work top over, gas hob with extractor fan above, electric oven. Plumbing

for a washing machine, dish washer, sink unit, wall mounted gas boiler.

Lounge (13' 06" x 15' 08") or (4.11m x 4.78m)

Window & French patio doors to the rear, radiators. Under stairs storage cupboard, laminated flooring, radiators.

1st Floor Landing

Loft access with ladder, storage cupboard. Doors leading to.

Bedroom 1 (12' 05" x 9' 10") or (3.78m x 3.00m)

Window to front, storage cupboard, radiator.

En Suite (5' 11" x 5' 03") or (1.80m x 1.60m)

Frosted window to front, shower cubicle, low level WC, hand wash basin, part tiled walls, heated towel rail.

Bedroom 2 (9' 04" x 6' 02") or (2.84m x 1.88m)

Window to rear, radiator.

Bedroom 3 (9' 02" x 8' 01") or (2.79m x 2.46m)

Window to rear, radiator.

Bathroom (6' 03" x 6' 05") or (1.91m x 1.96m)

Panelled bath, vanity wash hand basin, low level WC, part tiled walls, radiator.

External

Off road parking to the front of the property, with gated access to the rear garden. Enclosed low maintenance garden, with paved seating area leading to artificial grass.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

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