



pa peter
alan

Crymlyn Gardens, £290,000

- Immaculately Presented
- Sizable Driveway and Integrated Garage
- Landscaped Garden
- Sought After, Family Oriented Location
- Modern, Split Level Layout
- EPC Rating: C
- Council Tax Band: E



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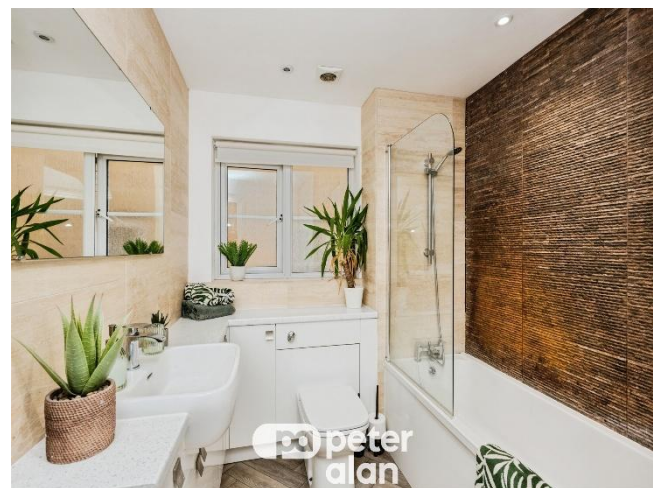


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About the property

The Perfect Family Home, now available for sale with no on going chain within a quaint, desirable modern development! Boasting excellent links to local amenities within Skewen including high street stores along New Road, a main line train station and frequently running buses. Also convenient for commutes into Swansea for work or weekend shopping trips! Excellent for attendance to well renowned local schools including Coedffranc Primary, Dwr Y Felin Comprehensive and Neath College.

The home is approached via a sizable double driveway, with an adjacent lawn space, toward the integrated garage and entrance. Internally, the property comprises of an entrance hallway with stairs to the landing and doors through to a store room and the master bedroom with ample dressing space and the en-suite shower room. The first floor houses the family bathroom and two double bedrooms, as well as the main living spaces comprising of a spacious lounge, dining area and modern fitted kitchen. There is also a deceptively generous landscaped garden to the rear!



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Entrance Hallway

Store Room

6' 1" x 6' 2" (1.85m x 1.88m)

Bedroom One

12' 3" x 13' (3.73m x 3.96m)

En-Suite Shower Room

+ Walk In Wardrobe

Landing

Lounge

19' 2" Max x 12' 3" (5.84m Max x 3.73m)

Dining Room

12' 1" x 9' 2" (3.68m x 2.79m)

Kitchen

12' 7" Plus Recess x 9' 9" (3.84m Plus Recess x 2.97m)

Bedroom Two

11' x 10' 3" (3.35m x 3.12m)



Bedroom Three

10' 5" x 11' 5" (3.17m x 3.48m)

Bathroom

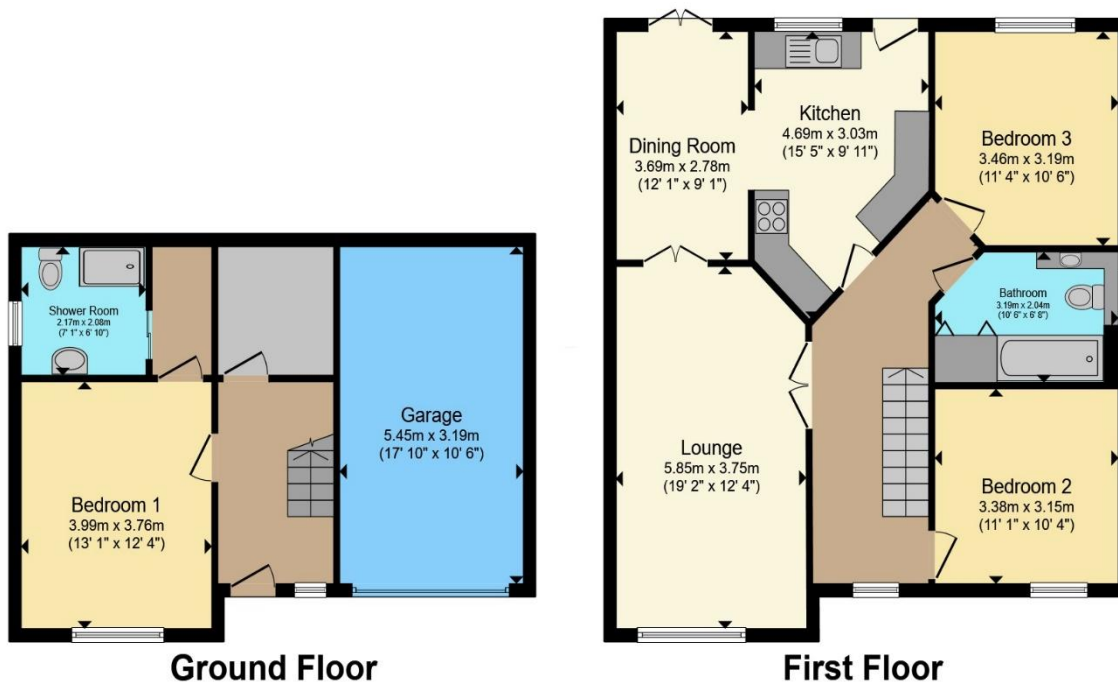
Integrated Garage & Driveway

Front & Rear Gardens



Accommodation

Floorplan



Total floor area 129.9 m² (1,399 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.