



## Main Road

Crynant, Neath, SA10 8NP

Offers in excess of £400,000



11 Main Road, Crynant, Neath, SA10 8NP

Located on Main Road in the village of Crynant, Neath, this delightful detached house presents an excellent opportunity for families seeking a comfortable and spacious home. The property has four bedrooms and is perfect for those needing ample living space.

Upon entering, you are greeted by two inviting reception rooms and a study, ideal for both relaxation, entertaining guests or working from home. The layout of the home promotes a warm and welcoming atmosphere, making it a perfect setting for family gatherings or quiet evenings in.

This property also includes four bedrooms and a well-appointed bathroom with a utility area upstairs and WC downstairs. The heart of the home is complemented by an open plan kitchen, dining area.

Outside, the spacious garden provides a wonderful outdoor retreat, perfect for children to play or for hosting summer barbecues. The driveway offers off-road parking, adding to the practicality of this family home.

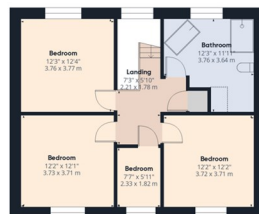
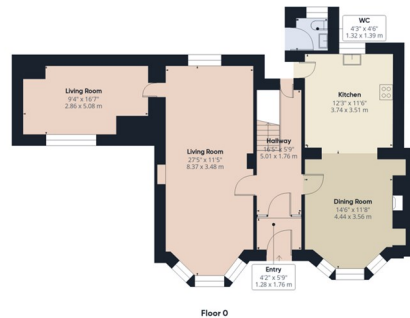
With its prime location in Crynant, residents can enjoy the benefits of a peaceful village lifestyle while still being within easy reach of local amenities and transport links.

### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Floor Plan

EPC - TBC



Approximate total area<sup>(1)</sup>  
1618 ft<sup>2</sup>  
150.3 m<sup>2</sup>

Reduced headroom  
6.6ft<sup>2</sup>  
0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft 1.5 m

Calculations reference the BCS (PAS 3) standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFI 360



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