



## Lle Crymlyn £235,000

- No On-Going Chain
- Sought After Modern Development
- Garage
- EPC Rating: B



 4  2  1



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## About the property

To be sold with no-on going chain, an immaculately presented, family home for sale in the sought after, modern development of Llandarcy. Ideal location for commuters with an approximate 3 minute drive onto the M4 and A465 corridor and just a short drive to Neath Town Centre, local schools and public transport links. The property consists of three floors, comprising of an entrance hall, a w.c, lounge with bay windows and a kitchen. The first floor features a modern family bathroom and two double bedrooms and the second floor consists of another two double bedrooms, one being the master suite with an en suite shower room. To the front of the property there is a low maintenance fore-court area accessed via a gate. The rear garden offers an enclosed space with a lawn and footpath down to the garage. Internal viewings come highly recommended.

## Accommodation

### Entrance Hall

### Cloakroom

W.C & wash hand basin

### Lounge

16' 1" x 11' 7" Max ( 4.90m x 3.53m Max )

### Kitchen/Diner

### First Floor Landing



### Bedroom Three

12' 5" max x 9' 1" ( 3.78m max x 2.77m )

### Bedroom Four

7' 6" x 6' 7" ( 2.29m x 2.01m )

### Bathroom

### Second Floor Landing

### Bedroom One

21' 8" max x 11' 5" max ( 6.60m max x 3.48m max )

### Bedroom Two

13' 3" max x 9' 1" ( 4.04m max x 2.77m )

### En Suite

### Fore Court

### Rear Garden & Garage

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## Floorplan

## Important Information

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