

9 Crymlyn Gardens, Neath, SA10 6EU

Offers In The Region Of £269,950

We are delighted to present this four-bedroom detached property, ideally suited to modern family living. Situated in a residential location, this home offers generous internal accommodation, excellent outdoor space, and the convenience of off-road parking and a garage. Upon entering the property, you are welcomed into a bright and airy hallway that leads through to the main living areas. The ground floor boasts a spacious lounge, ideal for relaxing with family or entertaining guests, and a separate dining area perfect for family meals or formal occasions. The modern fitted kitchen offers ample storage and worktop space, with potential for further development or open-plan living. A downstairs WC adds to the practicality of the home. Upstairs, the property offers four well-proportioned bedrooms, including a generously sized master bedroom. The family bathroom is equipped with a contemporary suite and is well maintained. Externally, the property continues to impress with a private and enclosed rear garden, providing a safe and secure space for children to play or for hosting summer gatherings. The front of the property offers off-road parking for multiple vehicles and access to a single garage, providing additional storage or secure parking. Being sold with no onward chain, this home represents an excellent opportunity for buyers looking to move quickly without the delays associated with property chains.

Main Dwelling 4'67 x 3'67 (1.22m x 0.91m)

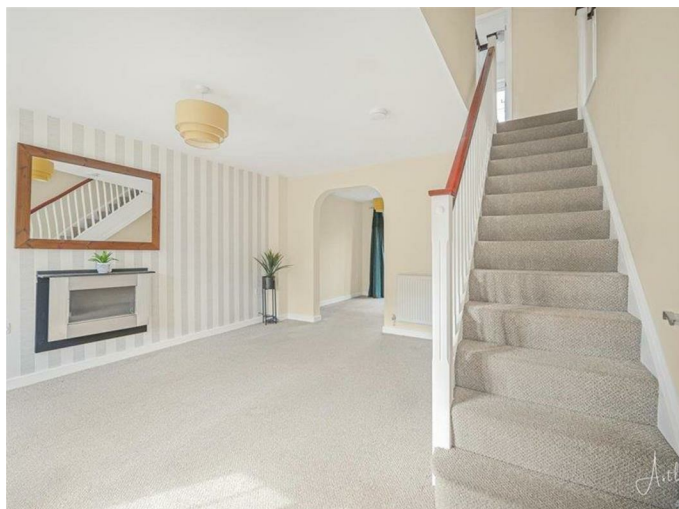


Enter through door into:

Porch 4'67 x 3'67 (1.22m x 0.91m)

With tiled floor, radiator and door into:

Lounge 16'72 x 13'55 (4.88m x 3.96m)



Spacious lounge with two radiators, large double glazed windows to front, electric fire (not tested), stairs to first floor and archway into:

Lounge



Dining Room 9'40 x 7'64 (2.74m x 2.13m)



With radiator and patio doors into rear garden.

Kitchen 9'20 x 9'40 (2.74m x 2.74m)



Fitted with base and wall units in oak effect with coordinating work surfaces, stainless steel sink and drainer with mixer taps, gas cooker, electric oven with extractor over, tiled floor, double glazed window to rear and archway into:

Kitchen



Utility room 5'18 x 5'15 (1.52m x 1.52m)



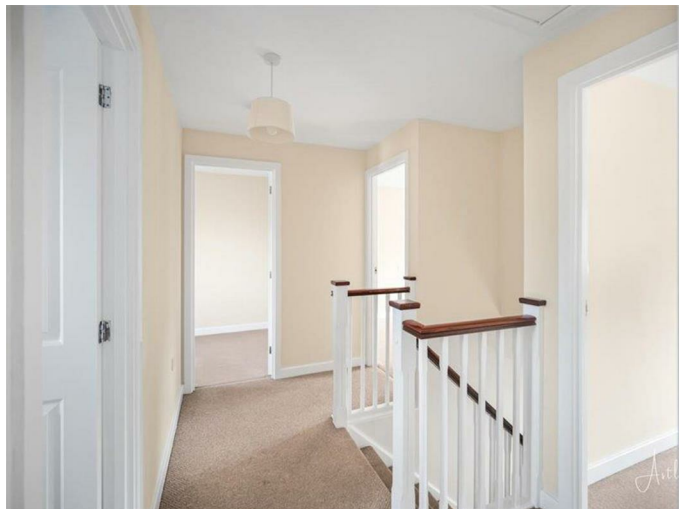
Fitted with wall units in oak effect with laminate work surfaces with space for washing machine, cupboard housing boiler, tiled floor and door out to rear garden.

Cloakroom 5'16 x 3'96 (1.52m x 0.91m)



Fitted with low level wc, corner sink basin with tiled splash back, tiled floor, radiator, and double glazed window to side.

Landing 8'65 x 9'42 (2.44m x 2.74m)



Storage cupboard housing water tank.

Bedroom one 13'55 x 10'94 narrowing to 8'16 (3.96m x 3.05m narrowing to 2.44m)



Double bedroom with two double glazed window to front, radiator and door into:

Bedroom one

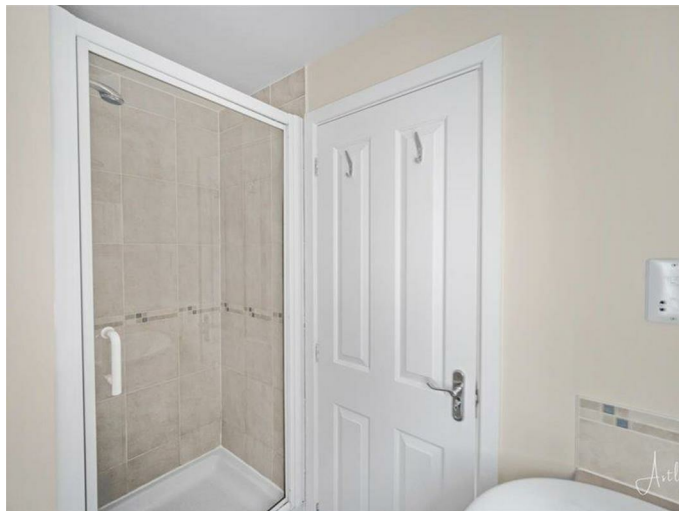


Ensuite 5'51 x 6'77 (1.52m x 1.83m)

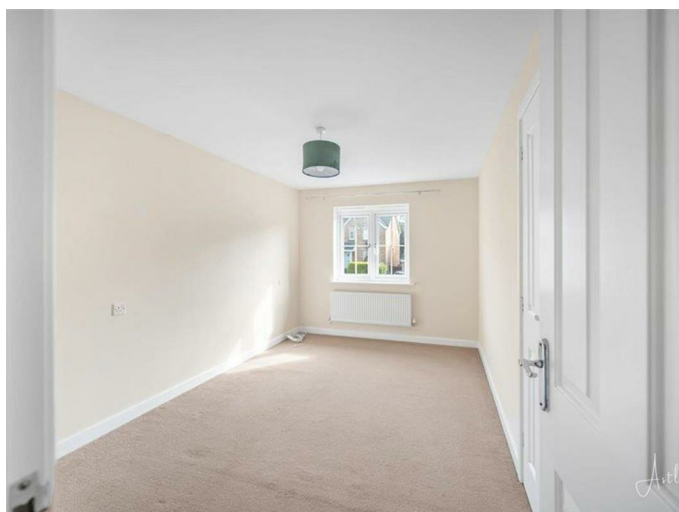


Fitted with three piece suite in white to include fully tiled walk in shower, tiled floor, sink on vanity unit with shelving, low level wc, radiator and double glazed window to side.

Ensuite



Bedroom two 14'24 x 8'80 (4.27m x 2.44m)



Double bedroom with double glazed window to front, radiator and storage cupboard.

Bedroom three 8'71 x 12'19 narrowing to 5'74 (2.44m x 3.66m narrowing to 1.52m)



With double glazed window to rear and radiator.

Bedroom three

Bedroom four 9'58 x 6'82 (2.74m x 1.83m)



With double glazed window to rear and radiator.

Bathroom 6'84 x 6'13 (1.83m x 1.83m)



Garden



Garden



Enclosed in fencing panels, patio edges with balustrades, laid to lawn and patio.

Drone



Agents Notes

Local Authority: Neath Port Talbot

Council Tax Band: D

Annual Price: £2,441

Agents Notes

Conservation Area: No

Flood Risk

River : Very low

Seas : Very low

Agents Notes

Mobile coverage:

EE

Vodafone

Three

O2

Broadband

Satellite / Fibre TV Availability:

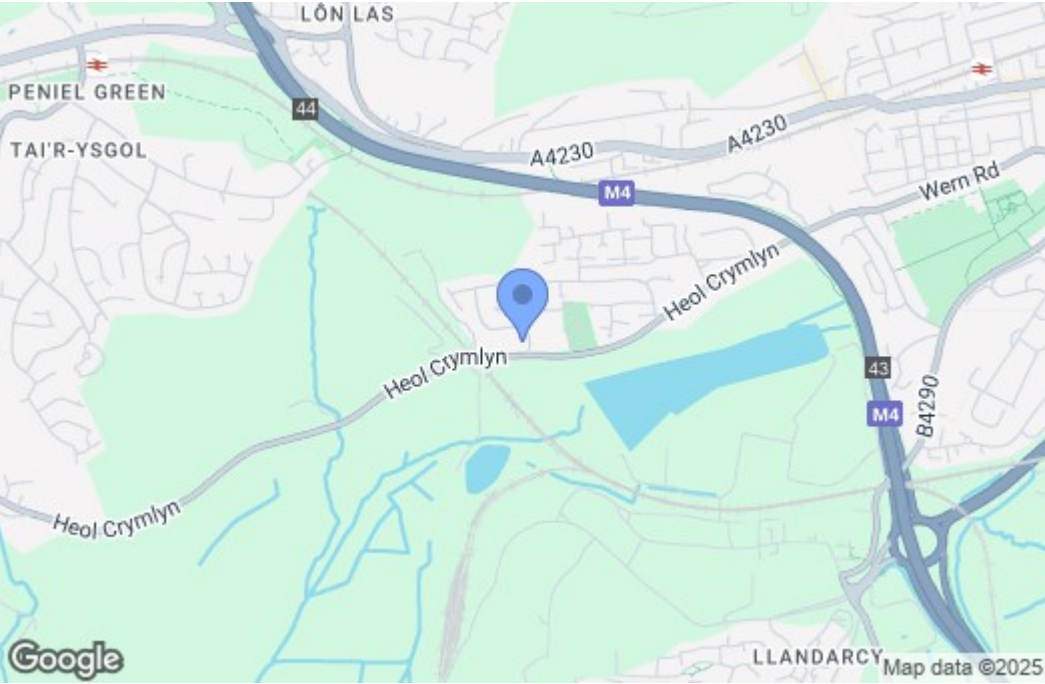
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Sky

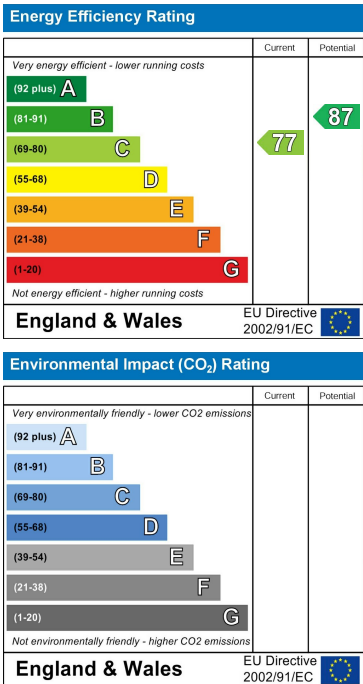
Virgin

Floor Plan

Area Map



Energy Efficiency Graph



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