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Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Woodland Road
Crynant
Neath
Neath Port Talbot

Price **£400,000**











- **Unique four-bedroom bungalow in an elevated position**
- **Attractive valley views**
- **Spacious lounge/diner**
- **Sunroom overlooking the surrounding area**
- **Modern fully fitted kitchen with central island**
- **Four well-proportioned bedrooms**
- **Separate WC and family bathroom**
- **Spacious driveway and garage providing convenient access and parking**
- **Versatile accommodation offering a wealth of lifestyle possibilities**

General Description

EPC Rating: C

Enjoying attractive views over the surrounding valley, this individual four-bedroom bungalow occupies an elevated position along Woodland Road in Crynant, boasting a spacious driveway, large garage and an impressive range of versatile ground-floor accommodation. Externally, the elevated deck provides the perfect spot to relax and take in the far-reaching valley views. Early viewing is highly recommended to fully appreciate everything this unique property has to offer.

Woodland Road, Crynant, Neath, Neath Port Talbot.

Property Description

Occupying an elevated position along Woodland Road in Crynant, this individual and spacious four-bedroom bungalow offers generous living accommodation, a modern fitted kitchen and an exceptional range of additional facilities, all complemented by attractive valley views.

The main accommodation comprises a welcoming sunroom, a spacious lounge/diner providing an ideal space for relaxing and entertaining, and a modern fully fitted kitchen featuring a central island, creating a stylish and practical heart to the home. There are four well-proportioned bedrooms, a separate WC and a family bathroom, making this an appealing property for families and buyers seeking the convenience of bungalow living.

One of the property's most distinctive features is the substantial lower-level accommodation, conveniently accessed via the spacious driveway. This versatile area incorporates a garage, a studio or gym, a dedicated cinema room and a shower room, offering an exciting range of possibilities to suit a variety of lifestyles. Whether you are looking for space for hobbies, a home gym, a creative studio, an entertainment area, accommodation for car enthusiasts or potential business use, subject to any necessary consents, this property offers flexibility rarely found in a conventional bungalow.

Externally, the elevated deck provides a wonderful setting to sit back, relax and enjoy the surrounding valley views, while the spacious driveway offers convenient access and parking.

Combining four-bedroom accommodation, generous living space, a contemporary kitchen and an impressive range of additional facilities, this is a truly individual home with much more to offer than first meets the eye. Its elevated position, versatile layout and unique features make it an exciting opportunity for buyers looking for a property that can adapt to their lifestyle, interests or working requirements.

Entrance Hall (12' 1" x 5' 1") or (3.68m x 1.56m)

Enter via double glazed front door, spot lighting , tiled flooring , radiator , doors to

Sun Room (17' 7" x 12' 0") or (5.35m x 3.66m)

Double glazed windows to rear, continued tiled flooring, pendant lighting, storage cupboard housing wall mounted Worcester boiler, stairs to basement, Double glazed French doors to elevated decked area

W.C. (7' 7" x 3' 3") or (2.30m x 0.99m)

Double glazed frosted window to side, part tiled walls, tiled flooring, vanity wash hand basin, low level WC, vertical towel rail, pendant lighting

Bedroom 4 (11' 7" x 13' 11") or (3.53m x 4.24m)

Double glazed window to front, pendant lighting radiator

Lounge (25' 0" x 13' 11") or (7.61m x 4.25m)

Double glazed window to rear, laminate wooden flooring, pendant lighting , radiator, door to hallway , opening to

Kitchen (12' 1" x 12' 11") or (3.68m x 3.94m)

Double glazed window to front, Fitted with a range of wall and base units in a shaker style modern greige shade, kitchen island with storage, 1.5 bowl ceramic sink unit and drainer with mixer tap over, tiled splash back, space for large fridge freezer ,tiled flooring, a Bosch 5 ring gas hob with 2 integrated ovens, feature pendant lighting over island, integrated recycling bins drawer, glass fronted display wall units, radiator, spot lighting, door to

Bathroom (8' 0" x 10' 11") or (2.43m x 3.34m)

Modern 4 piece bathroom suite in white, free standing oval bath , vanity unit with wash hand basin, low level WC , walk in mains powered shower, tiled walls and flooring, mirrored storage unit, towel rail

Bedroom 3 (7' 9" x 9' 1") or (2.37m x 2.77m)

Currently used as a home office, double glazed window to front, laminate wooden flooring, pendant lighting, radiator

Bedroom 2 (12' 2" x 11' 7") or (3.71m x 3.52m)

Double glazed window to front, pendant lighting, radiator

Woodland Road, Crynant, Neath, Neath Port Talbot.

Bedroom 1 (11' 7" x 13' 11") or (3.53m x 4.24m)

Double glazed window to rear, pendant lighting, radiator

Garage (39' 10" x 17' 11") or (12.14m x 5.45m)

Large space fits multiple cars, Plumbing for washing machine , cupboard and worktop space, storage cupboard, door to

Studio (21' 0" x 24' 8") or (6.40m x 7.53m)

AI-generated images have been used to illustrate the rooms potential and show how it could look with a little imagination and vision Studio/Workshop/Gym - spacious room that could be used for multiple options, such as gym, studio or workshop

Cinema Room (23' 7" x 15' 3") or (7.20m x 4.64m)

AI-generated images have been used to illustrate the rooms potential and show how it could look with a little imagination and vision Multi use room - currently used a cinema room, patio doors to rear garden, spot lighting, door to

Shower Room

3 piece suite compromising of walk in shower, low level wc, vanity wash hand basin , tiled flooring, part tiled walls,

Services

Mains Electric, Mains Gas, Mains Water, Mains Drainage

Council Tax

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