

School Road,

offers in the region of £240,000

- No ongoing chain!
- Garage & driveway with ample parking
- Versatile attic room offering additional accommodation
- Ideal family home with flexible living accommodation
- EPC Rating: Awaited
- Council Tax Band : C



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About the property

Offered to the market with no ongoing chain, this attractive three-bedroom semi-detached home is situated on the popular School Road in Crynant, offering spacious and versatile accommodation ideal for family living. Boasting excellent links to local schools including Creunant Primary, Llangatwg Comprehensive and Neath College, as well as nearby bus stops and commuting routes through the M4 Corridor via the A465!

The property is approached via a generous driveway providing off-road parking for up to four vehicles, leading to a sizeable garage and rear garden access. The frontage is complemented by two garden areas and steps leading to the front entrance.

Internally, a welcoming hallway leads into a spacious lounge/diner featuring a charming log burner, with stairs to the first floor and access to the kitchen. The well-appointed kitchen benefits from ample storage, generous worktop space, and a central island, with space for a *range cooker and American-style fridge freezer* available to purchase. Beyond the kitchen are a modern family bathroom, utility area, and access to the rear garden.

To the first floor are three good-sized bedrooms and a contemporary shower room, with stairs leading to a versatile attic room that could be utilised as an additional bedroom, home office, or hobby space.

Externally, the rear garden enjoys patio and lawn areas, access to the garage, useful outhouses for storage, and a pleasant woodland backdrop, creating a private and peaceful setting.

Accommodation

Entrance Hallway

Lounge/Dining Room

Kitchen

Utility Room

Family Bathroom

Bedroom One

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Bedroom Two

Bedroom Three

Shower Room

Attic Room

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan



Total floor area 120.2 m² (1,294 sq.ft.) approx

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