



## 1a Crud Yr Awel, £315,000

- Deceptively Spacious
- Sizable Driveway & Garage
- Well Presented
- Ideal Family Home
- Wrapping Gardens
- EPC Rating: C



 4  3  2



## About the property

A lovingly maintained and desirably sizable, perfect family home now available for sale within Crud Yr Awel, Adjacent to Main Road Bryncoch! Excellent for attendance to well renowned schools including Blaenhonddan Primary, just a five minute walk, and Dwr Y Felin Comprehensive. Fantastic for commuters, with bus stops in Bryncoch, a main line train station within Neath Town Centre and links to the A465/ M4 corridor.

The home is approached through a lawned front garden, wrapping around the house to the side, with a paved area at the rear and a driveway leading up to the garage. Internally, the property comprises of an entrance hallway, with stairs to the landing and a ground floor shower room, doors then lead into an open plan living area, broken into lounge, dining room with patio doors, fitted kitchen and utility space. The first-floor houses access to the loft space, the family bathroom, all four good sized bedrooms including the master with a walk in wardrobe and en-suite shower room.

Internal viewings are highly recommended!





## Accommodation

### Entrance Hallway

### Lounge Area

17' 2" x 15' 2" ( 5.23m x 4.62m )

### Dining Area

12' 1" x 11' 6" ( 3.68m x 3.51m )

### Kitchen Area

12' x 11' 7" ( 3.66m x 3.53m )

### Utility Area

5' 9" x 9' 9" ( 1.75m x 2.97m )

### Shower Room

### Landing

### Bedroom One

12' 8" x 9' 9" Plus Recess ( 3.86m x 2.97m Plus Recess )

### En-Suite Shower Room

### Bedroom Two

12' Plus Wardrobes x 8' 9" ( 3.66m Plus Wardrobes x 2.67m )

### Bedroom Three

12' 3" x 8' 3" ( 3.73m x 2.51m )

### Bedroom Four

8' 3" Max x 7' 9" Max ( 2.51m Max x 2.36m Max )

### Shower Room

### Front & Rear Gardens

### Driveway & Integrated Garage

## Floorplan



Ground Floor



First Floor

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