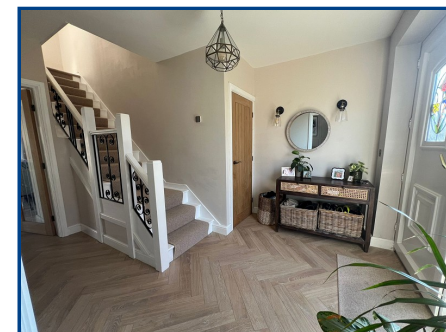
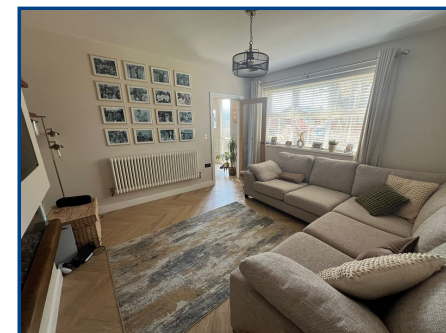
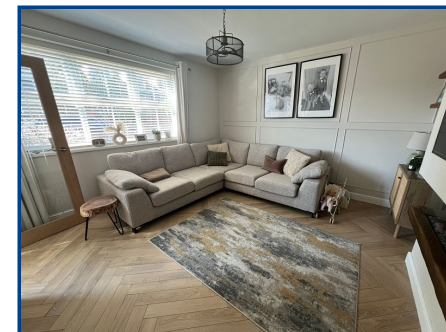


**School Road
Crynant
Neath
Neath Port Talbot.**

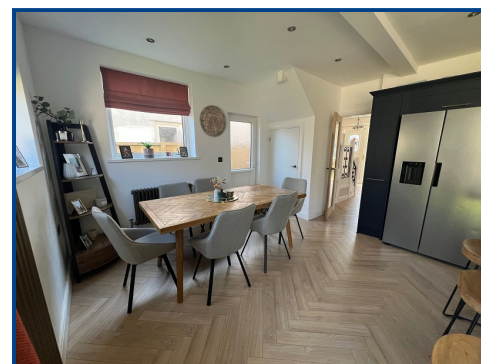
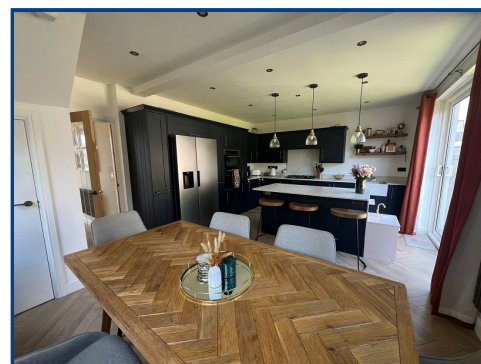
Price **£315,000**



- DETACHED IDEAL FAMILY HOME
- 3 BEDROOMS
- SPACIOUS KITCHEN DINING ROOM
- MODERN FITTED BATHROOM
- OFF ROAD PARKING WITH GARAGE
- BEAUTIFULLY PRESENTED THROUGHOUT
- SPACIOUS REAR GARDEN
- VILLAGE LOCATION

General Description

This superb family home perfectly blends immaculate interiors with a fantastic location. An early viewing is highly recommended to fully appreciate all that this property has to offer. Contact us today to arrange your visit.



Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

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Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

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As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Property Description

Set within the sought-after village of Crynant, Neath, this immaculate detached family home presents an ideal opportunity for discerning buyers in search of both comfort and convenience. Beautifully maintained throughout and offered in excellent condition, the property boasts three well-proportioned bedrooms and a modern, stylish bathroom, creating an inviting space for family life.

At the heart of the home, a spacious kitchen diner flows effortlessly, providing a perfect hub for meal preparation, entertaining, and relaxing with loved ones. The setting is enhanced by an expansive rear garden – ideal for children to play, gardening enthusiasts, or those who simply appreciate outdoor living. Practicality is also considered, with a driveway and garage ensuring ample parking and secure storage.

Crynant offers a charming village lifestyle with a strong sense of community, surrounded by the glorious scenery of the Neath Valley. Residents enjoy access to local shops, reputable schools, and welcoming pubs.

Nature lovers will appreciate proximity to the picturesque walks of the Brecon Beacons National Park, while Neath town centre is only a short drive away, offering a broader selection of amenities, cafes, and convenient transport links to Swansea and the wider region.

This superb family home perfectly blends immaculate interiors with a fantastic location. An early viewing is highly recommended to fully appreciate all that this property has to offer. Contact us today to arrange your visit.

Entrance Hall

Enter via door to front, spacious entrance hallway, storage cupboard - housing a gas combi boiler and solar panel unit, stairs to first floor, herringbone style flooring, radiator.

Living Room (12' 5" x 12' 10") or (3.78m x 3.91m)

Double glazed window to front, Herringbone style flooring, radiator, built in media wall with electric glass feature fire place.

Kitchen/Dining Room (13' 6" x 19' 0") or (4.11m x 5.80m)

Modern fitted shaker style kitchen with base and wall units with work tops over, integrated oven and grill, 5 ring gas hob, extractor fan over, Belfast sink unit, space for large fridge freezer, central island including slim line dish washer and wine fridge, radiator, herringbone style flooring, under stairs storage cupboard, sliding patio doors leading to rear garden, window to rear, window to side, door to side leading out to side access, radiator.

1st Floor Landing

Window to side, spot lights to ceiling, doors leading to;

Bedroom 1 (14' 1" x 10' 6") or (4.30m x 3.19m)

Window to front, radiator, fitted wardrobes.

Bedroom 2 (12' 5" x 10' 2") or (3.78m x 3.10m)

Window to rear, radiator, loft access (loft is partially boarded)

Bedroom 3 (9' 5" x 9' 2") or (2.86m x 2.79m)

Double glazed window to front, radiator.

Bathroom (5' 10" x 8' 6") or (1.78m x 2.58m)

Modern fitted three piece bathroom suite, comprises of bath tub, walk in shower, wash hand basin, low level WC, part tiled walls, tiled flooring, under floor heating, frosted window to side, heated towel rail.

External

To Front: There is off road parking to side, leading to a spacious garage, gated side access on both sides of the property.

To Rear: Spacious rear garden, mainly laid to lawn, pathway leading down to children's play area, seating area idea for entertaining.

Services

Mains electricity, mains water, mains gas, mains drainage

