



Crymlyn Parc, Neath, Neath Port Talbot.
SA10 6EF

£330,000



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A most WELL PRESENTED and MODERN standard throughout, four bedroom detached FREEHOLD house. LARGER than average LIVING ACCOMMODATION which is IDEAL for the growing family. Situated on a pleasant housing estate of similar style properties. Within close proximity of local schools and shops of SKEWEN and good road access to M4 corridor and NEATH TOWN CENTRE with all AMENITIES and FACILITIES. Early viewing is ESSENTIAL to fully APPRECIATE this delightful FAMILY HOME.

£330,000 - Freehold

- Quick sale needed
- Modern four bedroom detached house
- Four reception rooms
- Modern refurbished kitchen
- Master bedroom with ensuite



DESCRIPTION

A most WELL PRESENTED and MODERN standard throughout, four bedroom detached FREEHOLD house. Situated on a pleasant housing estate of similar style properties. Within close proximity of local schools and shops of SKEWEN and good road access to M4 corridor and NEATH TOWN CENTRE with all AMENITIES and FACILITIES. Early viewing is ESSENTIAL to fully APPRECIATE this delightful FAMILY HOME.

Accommodation comprising Entrance hall, downstairs cloakroom, Four reception rooms, Modern fitted kitchen and separate Utility room. First floor Four bedrooms master with ensuite and modern Family Bathroom. Outside Enclosed low maintenance rear garden and frontage with off road parking for several vehicles.

ENTRANCE

Via PVCu door with double glazed bevelled glass into entrance hall.

ENTRANCE HALL

Welcoming 'L' shaped entrance hall. Skimmed ceiling and coved. Emulsioned walls. Radiator. Laminate flooring. Staircase to first floor with fitted carpet and understairs storage cupboard. Recess area for hanging coats etc. All doors leading off.

CLOAKROOM

Skimmed ceiling. Emulsioned walls. Vinyl floor covering. Two piece suite in white comprising low level w.c., hand basin set within vanity unit, tiled splashback area and floating mirror. Radiator. Extractor fan.

RECEPTION 1 (15' 8" x 12' 0") or (4.77m x 3.67m)

Skimmed ceiling and coved with inset ceiling lights. Emulsioned walls. Radiator. Continuation of laminate flooring. Feature of room is the PVCu double glazed bi-folding doors overlooking rear garden.

RECEPTION 2 (13' 11" x 9' 3") or (4.25m x 2.82m)

Skimmed and coved ceiling with inset ceiling lights. Emulsioned walls. Laminate flooring. Radiator. PVCu double glazed window with venetian blinds, set within bay to front elevation.

RECEPTION 3/DINING ROOM (10' 2" x 8' 8") or (3.09m x 2.64m)

Skimmed ceiling and coved. Emulsioned walls. Laminate flooring. Radiator. PVCu double glazed window with venetian blinds, set within bay to front elevation. Opening into:

RECEPTION 4/CONVERTED GARAGE (16' 10" x 7' 11") or (5.12m x 2.42m)

Skimmed ceiling with inset ceiling lights. Emulsioned walls. Radiator. Laminate flooring. PVCu double glazed window with venetian blinds to front elevation. Door leading into:

UTILITY ROOM (7' 11" x 5' 8") or (2.41m x 1.73m)

Skimmed ceiling. Access into attic space. Half tiled and emulsioned walls. Tiled flooring. Radiator. Plumbing for automatic washing machine. Wall mounted combination boiler. PVCu double glazed window to rear elevation and door to side.



KITCHEN/BREAKFAST ROOM (11' 2" x 9' 10") or (3.41m x 2.99m)

Accessible from entrance hall. Skimmed ceiling. Emulsioned walls. Refurbished kitchen with modern Grey wall and base units finished with chrome handles. Tiled splash back areas. Acrylic one and half bowl single drainer sink unit with modern mixer tap. Built in electric oven, four ring gas hob and extractor hood. Plumbing for dishwasher and space for fridge/freezer. Tiled flooring. Radiator. Space for breakfast table and chairs. PVCu double glazed window to rear elevation.

FIRST FLOOR LANDING

Skimmed ceiling access into attic with pull down ladder and boarded. Emulsioned walls. Radiator. Fitted carpet. Spindled balustrade. All doors leading off.

FAMILY BATHROOM (9' 5" x 5' 5") or (2.87m x 1.66m)

Skimmed ceiling. Fully tiled walls and floor tiles. Modern fitted three piece white suite comprising low level w.c., hand basin set within vanity unit and floating mirror, shower bath with overhead mains fed shower and shower screen. Radiator. PVCu frosted double glazed window to rear elevation.

BEDROOM 1 (13' 5" x 9' 7") or (4.10m x 2.93m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window with venetian blinds to front elevation. Arch feature to wall which leads into dressing room/bedroom 3 and door into ensuite.

EN-SUITE (7' 1" x 6' 3") or (2.17m x 1.90m)

Skimmed ceiling. Emulsioned walls. Refurbished three piece suite comprising low level w.c., modern high gloss vanity unit and hand basin with tiled splash back area, shower cubicle which is fully tiled and mains fed shower. Vinyl floor covering. Storage cupboard. Radiator. PVCu frosted double glazed window to front elevation.

BEDROOM 2 (14' 8" x 9' 3") or (4.48m x 2.83m)

Skimmed ceiling. Emulsioned walls. Radiator. Fitted carpet. PVCu double glazed window with venetian blinds to front elevation.

BEDROOM 3 (10' 3" x 9' 7") or (3.13m x 2.93m)

Skimmed ceiling. Emulsioned walls. Radiator. Fitted carpet. PVCu double glazed window to rear elevation and venetian blinds. (currently used as dressing room)

BEDROOM 4 (9' 0" x 6' 2") or (2.75m x 1.88m)

Skimmed ceiling. Emulsioned walls with one wall feature wall paper. Fitted carpet. Radiator. PVCu double glazed window with venetian blind to rear elevation.

OUTSIDE


Rear garden is enclosed and bounded by wood panel fencing. Low maintenance landscaped garden offering paved patio area and composite decked areas which are ideal for garden furniture. Stone gravel area. Out side tap. Storage/summer house to remain. Footpath leading to side of property where there is a wooden built storage area to one side and gate to other side giving access to front.

Frontage is open plan with stone gravel and shrubs. Wood panel fencing to boundary. Ample off road parking for several vehicles.

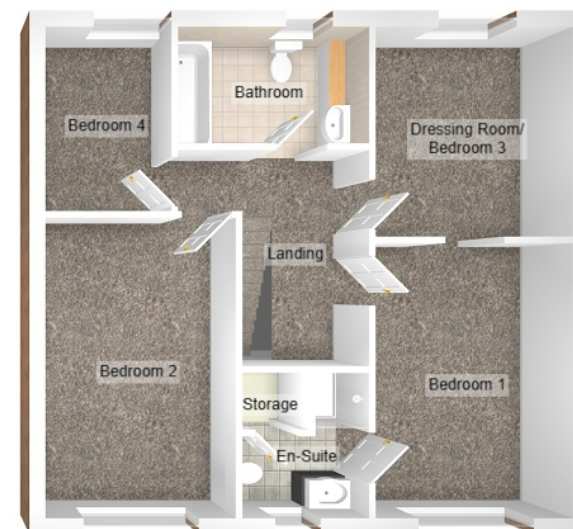


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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