

Crud Yr Awel
Bryncoch
Neath
SA10 7PG

£335,000



- SPACIOUS DETACHED PROPERTY
- ACCOMMODATION OVER THREE FLOORS
- VERY WELL MAINTAINED
- FOUR GOOD SIZE BEDROOMS
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN

Ref: PRA13338

Viewing Instructions: Strictly By Appointment Only - Contact Neath Office - 01639 638581



General Description

SITUATED IN THIS DESIRABLE RESIDENTIAL LOCATION AND OFFERING DECEPTIVELY SPACIOUS ACCOMMODATION OVER THREE FLOORS....is this four bedroom detached family residence, with the accommodation briefly comprising of to the GROUND FLOOR; Entrance hallway, modern ground floor cloakroom, two reception rooms and a modern fitted kitchen. FIRST FLOOR; there are three good size bedrooms, a modern bathroom and a separate cloakroom. SECOND FLOOR; a very spacious fourth bedroom with its own en-suite shower room. The property further benefits from having gas central heating, double glazing, original wood block flooring to the majority of the ground floor, low maintenance gardens with recently laid resin driveway and a good size garage. It offers ideal family accommodation is offered for sale with NO ONGOING CHAIN with internal viewing being highly recommended.

Accommodation

Entrance Hall

Entered via UPVC glazed front door, feature original wood block flooring, double storage cupboard, separate under stairs storage, three double glazed windows to the side, stairs to the first floor.



Ground Floor Cloakroom

Recently installed modern suite comprising of wash hand basin and low level w.c. Original wood block flooring, quality respatex half panelled walls, double glazed window to the front.

Main Lounge (18' 08" x 11' 06") or (5.69m x 3.51m)

A spacious reception room with decorative fireplace to the side, feature original wood block flooring, large double glazed picture window to the front and double glazed window to the side. Access to:



Dining Room (10' 10" x 8' 10") or (3.30m x 2.69m)

Second reception room with feature original wood block flooring, double glazed windows to both side and rear. Sliding door to:

Kitchen (15' 10" x 9' 0") or (4.83m x 2.74m)

A reasonable size kitchen that is generously fitted with a range of modern base/wall units to include space for the. Integrated gas hob and electric oven. Beamed ceiling, meter cupboard, half glazed UPVC door to rear garden and double glazed window to the rear.



FIRST FLOOR

Landing

Double storage cupboard, stairs leading to the second floor.



Bedroom 1 (14' 06" x 11' 06") or (4.42m x 3.51m)

A spacious double bedroom with wash hand basin, double glazed windows to the front and side.

Bedroom 2 (14' 06" x 11' 0") or (4.42m x 3.35m)

Again a good double bedroom with built in storage cupboard, wash hand basin and double glazed window to the front.



Bedroom 3 (11' 02" x 7' 04" Min) or (3.40m x 2.24m Min)

A good size single bedroom that has previously been used as an office, double glazed window to the side.

Bathroom

Modern white suite comprising of panelled bath with electric shower above and vanity unit. Heated towel rail, quality respatex panelled walls, double glazed window to the rear.





Cloakroom

Comprises of wash hand basin and low level w.c. Cupboard that incorporates the wall mounted 'Baxi' gas central heating boiler, double glazed window to the rear.

SECOND FLOOR

Bedroom 4 (25' 10" x 11' 08") or (7.87m x 3.56m)

A very spacious bedroom with built in storage cupboard, access into the eaves, double glazed window to the side and two roof windows to the front. Door to:



En-Suite

Suite comprises of shower cubicle , wash hand basin and low level w.c.

Front Garden

Recently laid resin driveway with access to the garage.



Garage

A good size garage with roller shutter doors and pedestrian access to the rear garden.



Rear Garden

An enclosed rear garden with patio area laid with resin, area laid to lawn with flower borders, storage shed and access into the garage.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:64

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.