



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

#### Main Features

- · Detached Family Home
- Stunning Views
- Driveway & Garage
- Three Bedrooms
- Enclosed Rear Garden With Paddock Need A Mortgage? We Can Help!
- Leasehold
- EPC-C
- Quiet Location
- uPVC Double Glazed Windows

#### **General Information**

Offering stunning mountain views and a paddock to the rear, this three bedroomed property is the ideal family home. Located in a guiet, sought after location in a popular village, Skewen, close to many local amenities, close to the A465 and M4 corridor a short distance to Llandarcy Park, David Lloyds and Harvester. Internally the property offers two bedrooms, a master bedroom with an En suite and dressing area, family bathroom, two reception rooms, kitchen, WC and utility area, also benefitting from off road parking to the front, a garage and a rear garden offering mountain views and a paddock.

#### **GROUND FLOOR**

# Hallway

Carpeted flooring and carpeted stairs to the first floor.

Door to:

## Lounge

uPVC double glazed window to the front aspect, carpeted flooring, radiator and a storage cupboard.

Through to;

# **Dining Area**

uPVC double glazed window to the rear aspect, carpeted flooring and radiator. Through to;

#### Kitchen

Appointed with wood effect matching wall and base units with worktops over and an inset stainless steel sink with mixer tap. uPVC double glazed window to the rear aspect, integrated cooker with gas hob and extractor fan over, laminate flooring, space for a fridge.

Through to:

## **Utility Area**

Wall unit housing a combi boiler serving domestic hot water and gas central heating, radiator and a door to access the rear garden.

Door to:

#### W.C.

Low level WC, radiator, uPVC double glazed window and laminate flooring.

#### **FIRST FLOOR**

## Landing

Carpeted flooring and access to the loft above.

Doors to:

#### **Bedroom Two**

uPVC double glazed window to the front aspect, carpeted flooring and radiator.

#### Bedroom Three

uPVC double glazed window to the rear aspect, carpeted flooring and radiator.

#### Bathroom

Comprising of a low level WC, vanity wash hand basin with storage and a panelled bath with mixer tap and shower over. uPVC frosted double glazed window to the rear aspect, carpeted flooring and radiator.

#### Master Bedroom

uPVC double glazed window to the front aspect, carpeted flooring radiator and a separate dressing area with sliding mirrored wardrobes.

Door to;

#### En Suite

Comprising of a low level WC, vanity wash hand basin with storage and a shower cubicle. uPVC frosted double glazed window, carpeted flooring and radiator.

#### **EXTERNALLY**

#### Gardens

A front drive way leading to the garage.

A tiered rear garden offering amazing views, laid to lawn area and a paddock.

## **Council Tax Band**

Council tax band - D Annually - £2112

# Mortgage Advice

PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at npt@petermorgan.net (fees will apply on completion of the mortgage)

#### Leasehold details

125 years from June 1st 2004

Please note: there is a charge of £75 every 6 months.

# **Viewings**

Strictly By Appointment Only

#### **Utilities**

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding

Current heating type Gas

Tenure (To be confirmed) Leasehold



















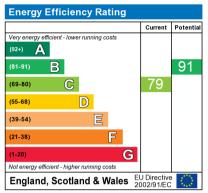




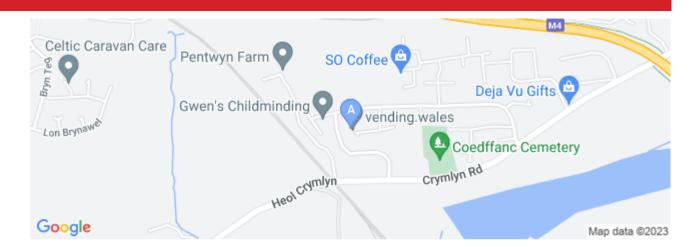




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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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 the property. Price threshold LTT rate The portion up to and including ?180,000 0% The portion over ?180,000 up to and including ?250,000 3.5% The portion over ?400,000 ?400,000 up to and including ?750,000 up to and including ?1,500,000 up to

# Neath Port Talbot

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