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9 The Crescent, Crynant, Neath, Neath Port Talbot. SA10 8RT

£220,000



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Main Features

- Modernised Semi-Detached Property
- Village Location
- Freehold
- Four Bedrooms
- EPC - D
- Bathroom With Underfloor Heating
- Rear Garden
- Double Glazed Windows Throughout
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

MODERNISED AND EXTENDED 4 BEDROOM TRADITIONAL BAY FRONTED SEMI WITH 2 SPACIOUS RECEPTION ROOMS, FULL WIDTH EXTENSION PROVIDING OPEN PLAN KITCHEN / BREAKFAST ROOM, FAMILY SIZE REAR GARDEN, FITTED WARDROBES, COOKING RANGE & More!

Situated in a popular location within the semi rural village of Crynant. Nestled in the scenic surroundings of the Swansea Valley, offering a blend of natural beauty and community living.

- Crynant is approximately 6 miles (about 10 kilometers) from the M4 motorway, with the nearest junction being Junction 43. This makes it relatively accessible for those commuting to nearby cities like Swansea or Cardiff.

Crynant boasts a range of local amenities, including:

There are small convenience stores and local shops catering to daily needs.

The village has a few traditional pubs and eateries, providing options for dining and socializing.

- Crynant has community centers and recreational spaces, including parks for outdoor activities.

The village is served by primary schools, with secondary education options available in nearby towns.

Overall, Crynant offers a peaceful village atmosphere, appealing to families and individuals seeking a quieter lifestyle while still being within reach of urban conveniences.

This home has accommodation that blends traditional with modern and is well presented throughout comprising ground floor hallway lounge/dining room

sitting room (kitchen/breakfast room first floor landing family bathroom three bedrooms second floor double bedroom.

There is a four cord style front garden and a family size rear garden with storage building and rear access

The property benefits from Combi gas central heating and UPVC double glazing.

GROUND FLOOR

Hallway

uPVC double glazed front door restored spindled, carpeted staircase to first floor, under stairs store cupboard, laminate flooring, radiator, plastered walls and ceiling coving vertical.

Panelled fire doors to;

Sitting Room

uPVC double glazed Bay window to front aspect, feature fire place, alcove, original herringbone wood block flooring, plastered walls, ceiling TV connection and radiator.

Lounge/diner

uPVC double glazed window to side aspect, laminate flooring, recessed fireplace with wood burning stove and marble hearth, alcove, radiator plastered walls and ceiling coving TV connection.

Door to;

Kitchen

Appointed with a range of matching wall and base units with granite work tops over and inset stainless steel sink with mixer tap. uPVC double glazed window to rear aspect, integrated dishwasher, stainless steel multi fuel range cooker with five ring gas hob, electric warming plate, double oven grill and pan store, extractor hood, space for American style fridge freezer, breakfast bar, tiled splash back, vertical radiator, wires for wall mounted television and ceiling coving.
uPVC double glazed door to side aspect.

FIRST FLOOR

Landing

uPVC double glazed window to side aspect, restored wood banister and spindles fitted, carpeted flooring and stairs to second floor.
Doors to;

Bathroom

Comprising of a white suite including low level WC with push button flush, wall hung hand wash basin with mono black tap and corner bath with mixer tap and over head electric shower and glass screen. uPVC double glazed window to rear aspect, tiled flooring, underfloor heating, chrome heated towel rail and extractor fan.

Bedroom One

uPVC double glazed window with horizon views of woodland to front, fitted bedroom suite to remain, wired for wall mounted television, radiator, carpeted flooring, fitted wardrobes and combi boiler serving domestic hot water and gas central heating.

Bedroom Two

uPVC double glazed window to rear overlooking rear garden with horizon views of woodland and hills, laminate flooring, fitted wardrobes and chest of drawers, radiator and wall mounted hot and cold air conditioning unit.

Bedroom Four

Currently used as a dressing room comprising uPVC double glazed window with Horizon woodland view to front aspect, fitted wardrobes, dressing table and bridge storage, laminate flooring, radiator and shelving.

SECOND FLOOR

Bedroom Three

Vaulted ceiling (approx 2m height) Two double glazed skylight windows with views of woodland and hills to the rear aspect, radiator, fitted drawer units access to storage eaves, TV and telephone points inset ceiling spotlights and battery powered smoke alarm.

EXTERNALLY

Gardens

Forecourt style front garden laid with decorative stone brick built walls and pillars paved pathway to side leading to

Laid to lawn and patio mature palm tree and conifer.
Fishpond . detached outbuilding split into two sections and utilised as storage.
pedestrian gate access to rear lane block and brick built boundary walls.

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)

Please Note:

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding C

Current heating type Gas

Tenure (To be confirmed) Freehold









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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



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 £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. 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 from 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.

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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

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