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PETER MORGAN

## 2 Cefn Coed Cottages Crynant, Neath, West Glamorgan, SA10 8SL

**£260,000**



## 2 Cefn Coed Cottages Crynant, Neath, West Glamorgan, SA10 8SL

### Main Features

- Semi Detached Traditional Cottage
- Four Bedrooms
- Approximately 0.15 Acres
- Semi-Rural Village Location
- Off Road Parking & Garage
- Gas Central Heating
- Freehold
- Close To Local Amenities
- Council Tax Band - C / EPC - C
- Need A Mortgage? We Can Help!

### General Information

This semi-detached traditional cottage features four bedrooms and one bathroom, offering ample living space for families or those seeking additional room. The property is set on approximately 0.15 acres, providing a generous outdoor area surrounded by nature. Off-road parking is available, with a garage providing additional convenience for vehicle storage.

The exterior of the property showcases well-maintained gardens and green spaces, creating a tranquil environment. The garden is complemented by various mature trees and shrubs, enhancing the outdoor atmosphere while providing privacy. This substantial land area allows for potential landscaping or gardening projects.

Situated in a semi-rural village location, the property enjoys a peaceful setting while still being close to local amenities. Notably, the NRW Forest Access is nearby, offering opportunities for outdoor activities, including walking and exploring nature.

### GROUND FLOOR

#### Kitchen

Appointed with matching wall and base units with work tops over and inset sink with mixer tap. uPVC double glazed window to rear aspect, space for free standing cooker, space for fridge freezer and tiled flooring.

#### Utility Room

uPVC frosted window to rear aspect, fully tiled walls and tiled floor. Fitted with cupboards and worktops. Plumbing for freestanding washing machine and a free standing tumble dryer. Boiler serving domestic hot water and gas central heating.

#### W.C.

uPVC frosted window to rear aspect, fully tiled walls and tiled flooring. low level W/C and extractor fan.

#### Lounge

Three uPVC double glazed windows to front aspect, remote controlled gas fire, radiator carpeted flooring and exposed staircase to first floor.

#### Landing

Carpeted flooring and sky light.  
Doors to;

#### Bedroom One

uPVC double glazed window to front aspect, carpeted flooring, radiator, access to the loft above and walk in cupboard.

#### Bedroom Two

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

#### Bedroom Three

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

#### Shower Room

uPVC frosted window to rear aspect, fully tiled walls and tiled flooring. Shower cubicle, wash hand basin, W/C and extractor fan.

### **Bedroom Four**

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

### **EXTERNALLY**

#### **Workshop**

Detached concrete workshop next to second driveway with power and lighting.

#### **Gardens**

Decking area with steps leading to further spacious laid to lawn grounds surrounded with matured shrubs and outhouses.

### **Viewings**

Strictly By Appointment Only

### **Utilities**

Mains Electric, Mains Water, Mains Gas, Septic Tank (Services not tested)

**Current council tax banding** C

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold













Approx Gross Internal Area  
124 sq m / 1332 sq ft




Ground Floor  
Approx 62 sq m / 668 sq ft

First Floor  
Approx 62 sq m / 664 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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