

PETER MORGAN

**9 Lewis Road, Crynant, Neath, Neath Port Talbot. SA10 8SD**

**£230,000**

## **Main Features**

- Semi-Detached Family Home
- Freehold
- Versatile Accommodation
- Three Bedrooms
- Shower Room & Family Bathroom
- EPC - C
- Council Tax Band - B
- Enclosed Rear Garden With Two Summer Houses
- Gas Central Heating
- Need A Mortgage? We Can Help!

## **General Information**

This semi-detached family home features three bedrooms and one shower room, along with an additional family bathroom. A living area includes a reception room designed for comfortable living. Enhanced lighting and a modern décor give it a welcoming atmosphere. The kitchen is well-equipped, featuring built-in appliances and ample storage, ideal for family needs. It offers a functional layout with an adjacent entry to a garden area, making it convenient for outdoor access.

The enclosed rear garden provides a tranquil outdoor environment, featuring two summer houses and well-maintained landscaping. The garden includes areas with decking and artificial grass, offering low maintenance and versatility for outdoor activities. This space is suitable for both relaxation and entertainment.

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.

## **GROUND FLOOR**

### **Hallway**

uPVC door to front, interior window to rear, radiator, wood-effect laminate flooring, staircase to first floor with fitted storage cupboard underneath housing window to side and doors to;

### **Lounge**

Double glazed Bay window to front, radiator, wooden flooring and feature fireplace - currently used as bedroom.

### **Kitchen**

uPVC double glazed window to rear aspect, skylight to rear, uPVC doors to rear & side, Wood-effect laminate flooring, radiator, spotlights, fitted with a range of wall & base units with work preparation surfaces over & breakfast bar, composite sink & drainer unit with stainless steel mixer tap, double oven, plumbing for dishwasher & washing machine, space for fridge / freezer and door to;

### **Shower Room**

Frosted window to rear, heated towel rail, low maintenance wall & ceiling panelling, extractor fan, w.c, wash basin and shower cubicle.

## **FIRST FLOOR**

### **Landing**

Double glazed window to side aspect, fitted carpet, fitted storage cupboards over the stairs and doors to;

### **Bedroom One**

Double glazed window to front, radiator, wooden flooring and feature fireplace.

### **Bedroom Two**

Double glazed window to rear, radiator, wooden flooring and feature fireplace.

### Bedroom Three

Double glazed window to front, radiator, wooden flooring and loft access hatch.

### Bathroom

Frosted window to rear, heated towel rail, fully tiled, low level WC panelled bath with shower over, pedestal wash basin and fitted storage cupboard housing boiler serving domestic hot water and gas central heating.

### EXTERIOR

#### Garden

Side access lane, two areas of decking, outside tap, artificial turf and access to two summerhouses which have electric in both.

### Mortgage Advice

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

### General Information

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

### Current council tax banding

B

### Current heating type

Gas

### Tenure (To be confirmed)

Freehold














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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	71
(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.



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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## Neath Port Talbot Branch

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