



Crymlyn Parc, Skewen,  
Neath Port Talbot SA10 6DG

Offers in the Region Of £287,500



\*\*\*\*\*Exclusive with Abbey Residential Agents\*\*\*\*\* If you are interested in this home, please contact ourselves verbally.

Abbey Residential Agents are proud to offer for sale by private treaty this four bedroom detached dormer bungalow located on the fringe of this sought after development of Crymlyn Parc, Skewen. This family home has a versatile accommodation and we strongly recommend early viewing. Vacant Possession with No Onward Chain. Good road links leading to the M4 Junction at Llandarcy. Close to local schools and Skewen Park. Within easy reach of the local shops and amenities in Skewen. The property benefits from gas fired heating and is double glazed. Ample driveway leading to the garage. This family home is accessed via side pvc door leading into the hall, to the left hand side is the door accessed into bedroom one or could be used as dining room with a bow window to the front aspect. Off the hall there is a formal lounge of a reasonable size with a bow window to the front aspect. The kitchen is equipped with a range of fitted wall and base units with spaces for appliances. Bedroom two has french doors leading into conservatory with left hand french doors leading into the rear garden. To the first there are two double bedrooms with fitted wardrobes and a five piece family bathroom. To the front there is an area laid to lawn with a side ample driveway leading to the garage. To the rear there is enclosed rear garden.



### Entrance

via side frosted pvc door into the hall.

### Hall

Leaded frosted double glazed window to the side pane, double radiator, textured ceiling, open plan staircase to the first floor.

### Bedroom One or Dining Room

12' 1" x 12' 1" (3.68m x 3.68m)

Leaded double glazed bow window to the front aspect, radiator, textured ceiling.

### Lounge

18' 4" x 10' 9" (5.58m x 3.27m)

Leaded double glazed bow window to the front aspect, textured ceiling with coving, two radiators, focal surround.

### Kitchen

9' 8" x 10' 8" (2.94m x 3.25m)

Leaded double glazed window to the rear aspect. Leaded frosted pvc door to the side elevation, radiator, textured ceiling. A range of fitted wall and base units inset stainless steel sink unit, plumbed for

a washing machine, cooker point, extractor fan, tiled splash backs. Wall mounted gas fired boiler.

### Cloakroom

Frosted leaded double glazed window to the rear aspect, textured ceiling, fully tiled to the walls and the floor. A suite consists of toilet and a sink unit.

### Bedroom Two

9' 7" x 9' 7" (2.92m x 2.92m)

Textured ceiling with coving. Double french doors leading into the conservatory. Radiator.

### Conservatory

11' 1" x 8' 2" (3.38m x 2.49m)

Fully double glazed. Radiator. Laminated flooring. Double glazed french doors into the left hand side of the rear garden.

### First Floor Landing

Linen cupboard, textured ceiling, access to the loft. Doors off to the bedrooms and the family bathroom.



### Bedroom Three

12' 2" x 9' 5" (3.71m x 2.87m)

Leaded double glazed window to the front aspect with far reaching views of the countryside, radiator, fitted wardrobes, textured ceiling.

### Bedroom Four

9' 6" x 9' 4" (2.89m x 2.84m)

Leaded double glazed window to the rear aspect, textured ceiling, radiator, fitted wardrobes.

### Family Bathroom

6' 8" x 5' 9" (2.03m x 1.75m)

Frosted double glazed window to the side aspect, textured ceiling, towel rail, chrome towel rail. A four piece suite inset pedestal wash hand basin, toilet, panelled bath, shower over the bath. shower cubicle. Fully tiled to walls.

### Garden

To the front there is walled front with entrance gates leading to the driveway. With ample parking leading to the garage. Laid to lawn to the front with gate to the left hand side giving access to the pathway to the rear garden. To the rear there is an enclosed laid to lawn with shrubs and a decking area.



### Garage

With up and over door.

### Tenure - Freehold

Please check the tenure with your appointed solicitor.

### Council Tax Band - E

### Energy Performance Certificate

Current - 64 - D Potential - 84 - B Total Floor Area 91 square metres Certificate Number - 6020 - 2001 - 0600 - 01910 - 1763 Valid until 19 October 2033 Full EPC can be located on [www.epcregister.com](http://www.epcregister.com)

### Viewing by appointment with the selling agents.

Due to Covid-19 situation we have 360 degrees panoramas of each room of this home for your perusal via the virtual tour tab. Physical viewing will have to be a minimum upon qualification by our team. Safety is paramount to all parties in the process. Please respect the procedures in place at this time.



### Disclaimer

These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and



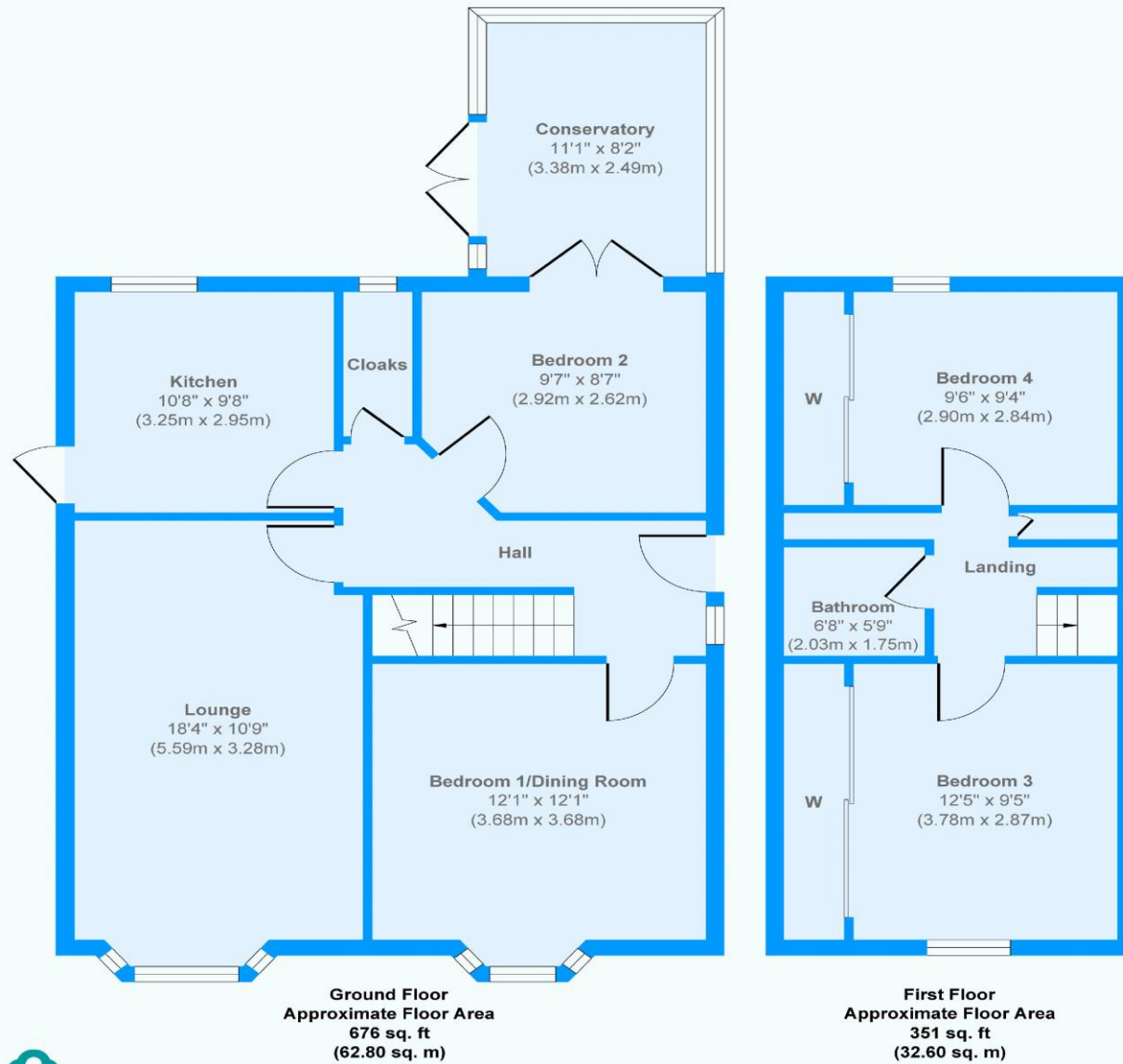


should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.





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**Approx. Gross Internal Floor Area 1027 sq. ft / 95.40 sq. m**

Produced by Elements Property

Abbey Residential Agents Office  
Tel: 01639 641994

3 Old Town Hall New Street Neath Glamorgan SA11 1RT  
enquiries@abbeyresidentialagents.co.uk  
www.abbeyresidentialagents.co.uk