



Bryn Awel, £250,000

- No Ongoing Chain
- Traditional features
- Off road parking
- Double garage
- Semi Rural Area
- EPC Rating: F
- Tax Band D



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About the property

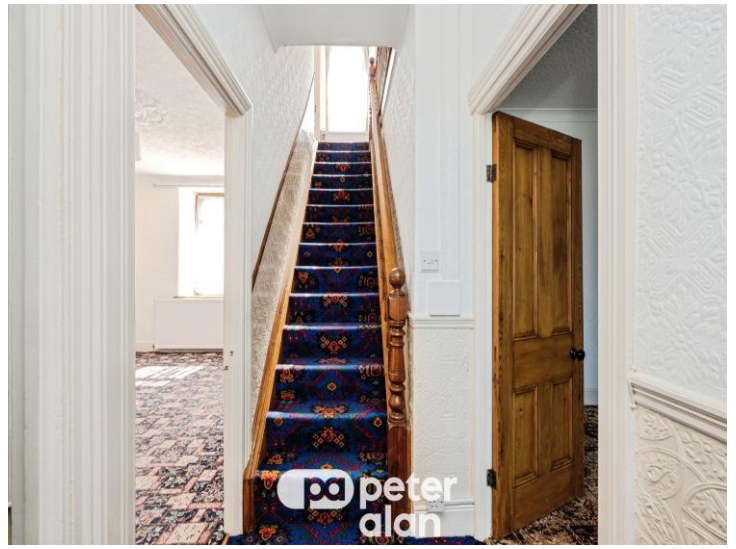
Nestled within the semi rural village of Crynant, this substantial four-bedroom detached family home offers an abundance of space, character and potential. This home is an ideal opportunity for home movers looking to create their own stamp on this stunning family home. With excellent links to sought after hiking/cycling routes through Neath and Dulais valley, neighbouring the beauty of the Brecon Beacons! Situated well for commuting to the M4 corridor, via the A465 and the attendance to Llangatwg Community Comprehensive School and Crynant Primary School.

The home is approached via steps and a driveway leading to the front lawn with side access leading through to a double garage and an enclosed rear garden backing onto woodland, providing a peaceful space and secluded setting.

Internally, the property comprises of a porch, through to the entrance hallway with stairs leading to the landing and doors through to three generous sized reception rooms, through to a large family kitchen with utility space.

To the first floor, the home provides four well proportioned bedrooms and a family bathroom.

Internal viewings are highly recommended to truly appreciate the potential this home has to offer!



Cloakroom

Lounge

10' 7" x 9' 7" (3.23m x 2.92m)

Dining Room

17' 7" x 10' 3" (5.36m x 3.12m)

Reception Room

14' 5" x 10' 6" (4.39m x 3.20m)

Kitchen

14' 3" x 11' 6" (4.34m x 3.51m)

Utility Room

Landing

Bedroom One

14' 5" x 9' 3" (4.39m x 2.82m)

Bedroom Two

11' 4" x 7' 5" (3.45m x 2.26m)

Bedroom Three

14' 6" x 8' 6" (4.42m x 2.59m)

Bedroom Four

9' 6" x 8' 6" (2.90m x 2.59m)

Bathroom

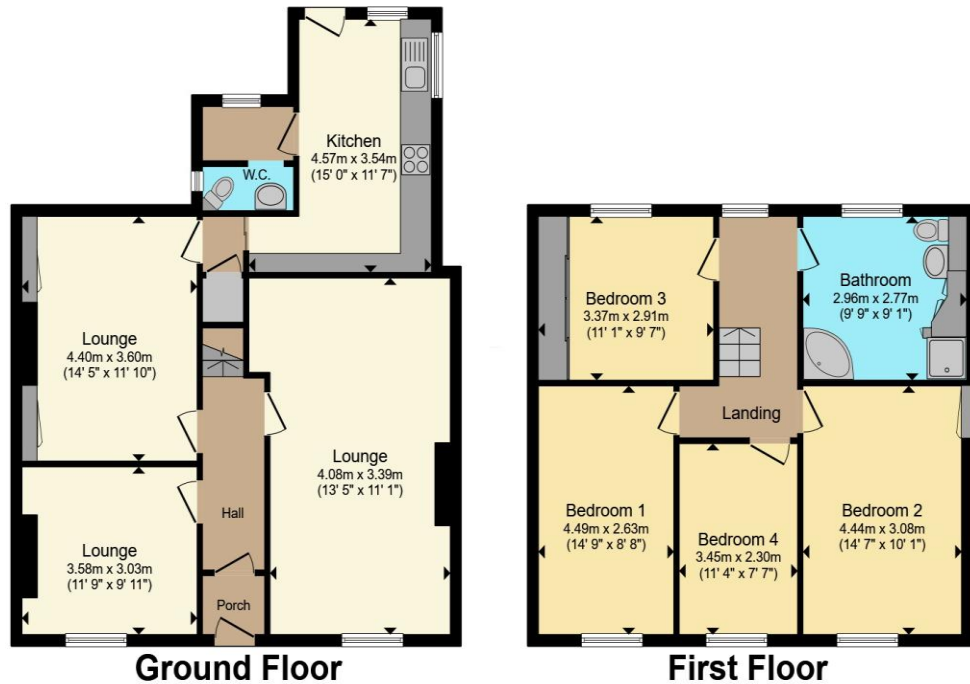
Garage

22' 2" x 15' 2" (6.76m x 4.62m)

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Floorplan



Total floor area 137.4 m² (1,479 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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