



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

**Offers In The Region Of £249,950**

Nestled in the charming village of Crynant, Neath, this double-fronted semi-detached house, formerly a miners cottage, with four spacious bedrooms, this home is perfect for families or those seeking extra space, the two reception rooms offer versatile living areas, ideal for entertaining guests or enjoying quiet evenings in, the large kitchen is well-equipped, while the adjoining utility room and convenient W.C. enhance the practicality of the layout, the property is set within approximately three-quarters of an acre, providing ample outdoor space for gardening, recreation, or simply enjoying the fresh air, there is plenty of off-road parking available, ensuring convenience for residents and visitors alike. Additionally, several storage sheds and a workshop are included, offering excellent options for hobbies or additional storage needs this residence presents a wonderful opportunity for those looking to create their dream home in a picturesque setting.



## Main dwelling



Side double glazed entrance door into:

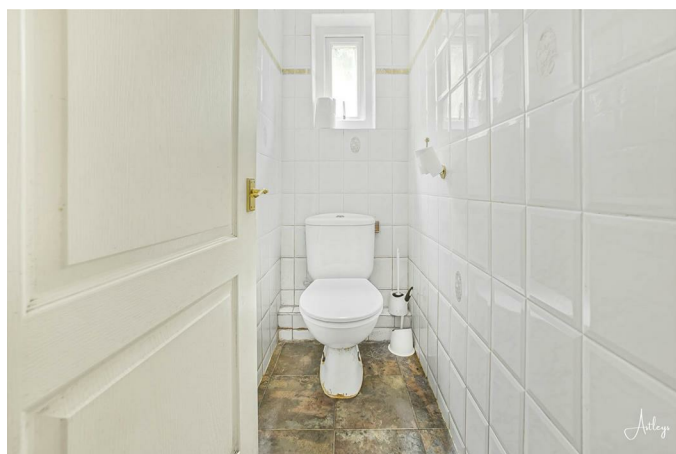
Kitchen 16'3" x 9'4" (4.95m x 2.84m)



Fitted with a range of base and wall units in dark oak with grey fitted work surfaces, cream enamel sink, space for cooker with extractor canopy over and fridge/freezer, built-in wall cupboard, tiled floor, part tiled walls, coved ceiling, double glazed window to side and rear, door to side.



Separate w.c. 5'3" x 2'6" (1.60m x 0.76m)



With low level w.c., tiled floor, small window to rear.

Lobby area 3'6" x 2'5" (1.07m x 0.74m)

**Utility room 9'6" x 5'8" (2.90m x 1.73m)**



With range of base and wall units, space for washing machine, tumble dryer and extra fridge or freezer, Belfast type sink, wall mounted gas combination boiler, tiled floor, tiled walls, double glazed window to rear.

**Living room 23'2" x 13'5" (7.06m x 4.09m)**

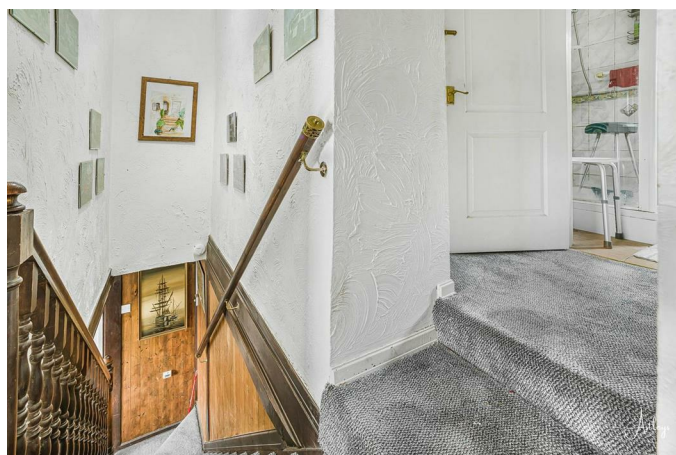


With mahogany feature fireplace with marble insert and hearth and fitted gas fire, coved ceiling, 3 double glazed windows to front, stairs to first floor.



**FIRST FLOOR**

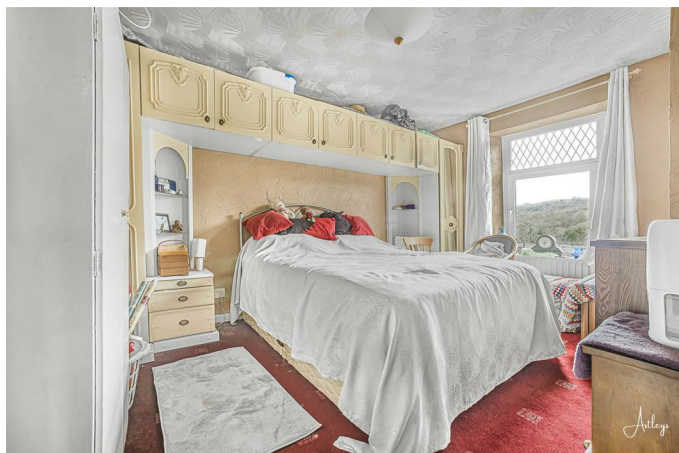
**Small landing area 8'1" x 4'5" (2.46m x 1.35m)**



With coved ceiling.



**Bedroom one 11'0" x 10'10" (3.35m x 3.30m)**



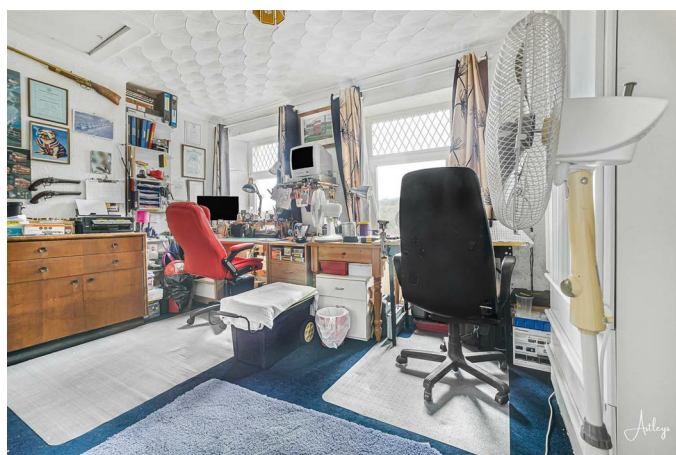
With range of fitted wardrobes/drawers, double glazed window to front, radiator.



**Bedroom two 13'7" x 10'9" (4.14m x 3.28m)**



With built-in storage cupboard, radiator, coved ceiling, two double glazed windows to front.



**Bedroom three 9'4" x 9'3" (2.84m x 2.82m)**



With double glazed window to rear, coved ceiling, radiator.



**Bedroom four 9'5" x 9'5" (2.87m x 2.87m)**



With double glazed window to rear, coved ceiling.





### Shower room 6'1" x 5'4" (1.85m x 1.63m)



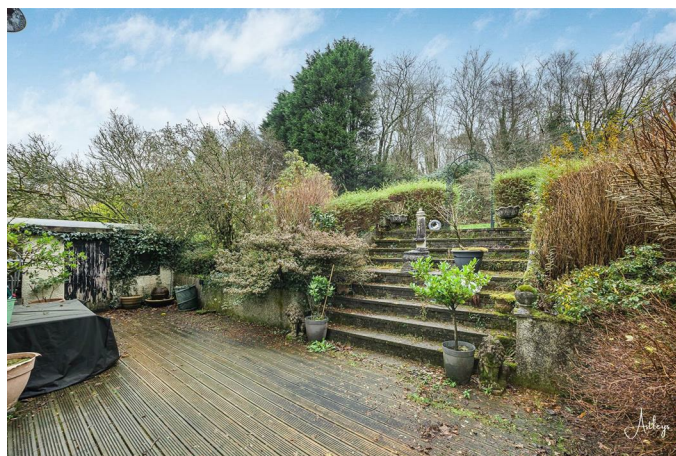
With 3 piece suite in white comprising double shower cubicle, w.c. vanity sink, fully tiled walls, tiled floor, spotlights to ceiling, double glazed window to rear.

### Outside



Front forecourt garden area. Off-road parking to side driveway which has turntable for car. Steps up to decked area and very large garden plot to rear which comprises various lawns, patios, a variety of mature trees and shrubs. There is a concrete workshop and other timber storage sheds. Further off-road parking for 3 vehicles is located further along in the plot.

### Outside



#### AGENTS NOTE

Council Tax Band C with an annual payment of £2028.

#### AGENTS NOTE

Floor Area

0 ft 2 / 0 m 2

Plot size

0.15 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

17 Mbps

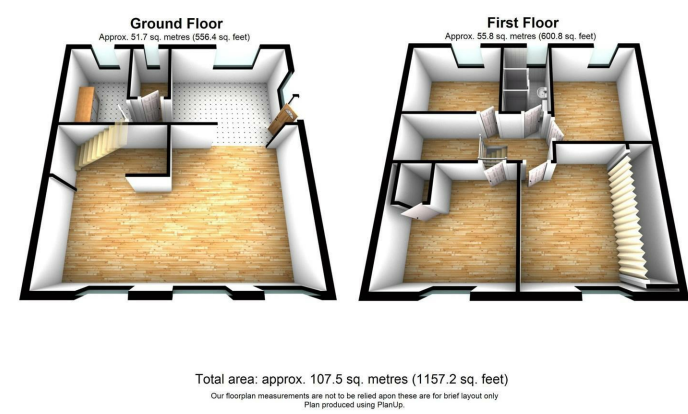
Satellite/TV Availability

BT

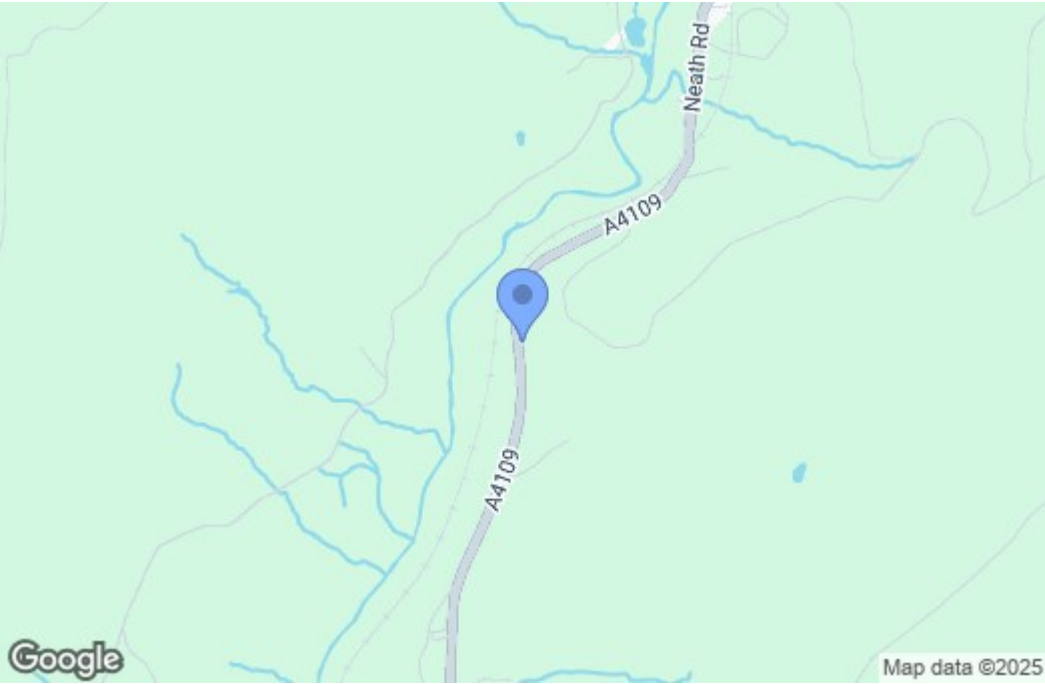
Sky

Virgin

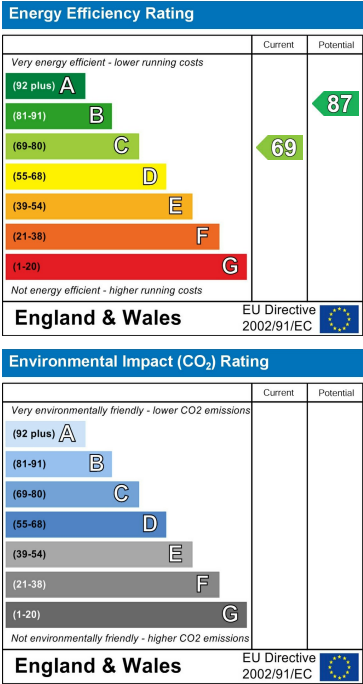
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.