



Gnoll Crescent, £315,000

- Direct Access to Gnoll Country Park
- Potential for no on-going chain
- Beautifully presented throughout
- Character property!
- EPC Rating: C
- Council Tax Band D



3 1 1



About the property

Situated in a highly desirable location and offering the potential to be sold with no ongoing chain, this charming three-bedroom semi-detached character property combines period features with modern family living. Well situated for access to the M4 corridor, via the A465. Boasting great links to the town centre with high street stores, frequently running buses and a main line train station. Convenient for attendance to Gnoll Primary, YGG Castell-nedd, Cefn Saeson Comprehensive & Neath College. The home is approached via a well-presented tiered front garden with steps leading to the entrance and side access to the rear. Internally, the property is entered through an entrance porch with access to a convenient downstairs WC, leading into a spacious hallway with stairs rising to the first floor. The bright and welcoming living room benefits from a bay window, creating a cosy yet airy space to relax. To the rear of the property is an impressive open-plan kitchen, dining and living area, fitted with modern units, a central island, and integrated appliances with french doors open directly to the rear garden.

To the first floor are three generous double bedrooms and a stylish, modern family bathroom. Externally, the tiered rear garden offers a variety of spaces to enjoy, including a decked seating area, lawned areas. An outbuilding with electricity and a truly unique feature of this property is the direct gated access from the top of the garden into Gnoll Country Park!



Entrance Porch

Bedroom Two

Entrance Hallway

Bedroom Three

W.C.

Family Bathroom

Living Room

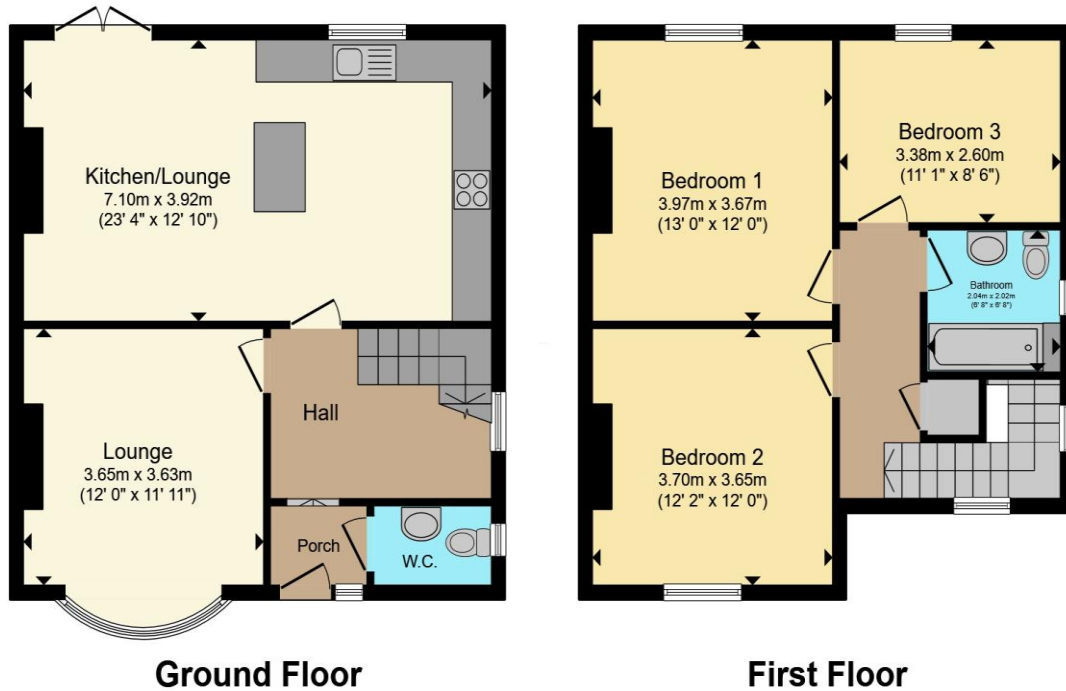
Agents Note:-

Kitchen/Diner

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.

Bedroom One

Floorplan



Total floor area 107.7 m² (1,159 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

Important Information

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