



Main Road, offers over £110,000

- No On Going Chain
- Semi-Rural Village Setting
- Great Links to Amenities & Public Transport
- Utility Space, Ground Floor W.c and First Floor Bathroom
- EPC Rating: D
- Council Tax Band: B



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About the property

The Perfect First Time Purchase, Family Home or Buy To Let Investment! Well presented, deceptively spacious, fitted with double glazing throughout and gas central heating. Crynant boasts a sought after primary schools, with ties to the local comprehensive, Llangatwg, with plans in motion to be transformed into a super school! The village neighbours popular walking and hiking routes throughout the Brecon Beacons National Park!

The home is approached via a stoned garden with steps to the front door. Internally, the property comprises of an entrance porch and hallway, with stairs to the landing, and doors through to an open plan living / dining room, a fitted kitchen, utility room and ground floor w.c! An exit leads from the kitchen to an enclosed rear garden, comprising of patio spaces, lawn and mature hedge lines. The first floor houses both double bedrooms, access to the loft space and the fitted family bathroom consisting of spacious, bath, separate walk in shower, w/c and hand wash basin.

Internal viewings are highly recommended to truly appreciate this lovely home!

Accommodation

Entrance Porch And Hallway

Lounge & Dining Areas

Kitchen

Utility Room

W.C

Landing



Bedroom One

Bedroom Two

Bathroom

Front & Rear Gardens

Agents Notes

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 85.7 m² (923 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

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.