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28 Parc Penscynnor
Cilfrew
Neath
SA10 8LQ

28 Parc Pencynnor

Asking price **£315,000**

This very well presented four bedroom executive detached family home is located within the highly regarded residential development of Parc Pencynnor, just minutes from the beautiful natural scenery of Aberdualis Falls and less than a two minute drive to the A465 link road.

A very well presented executive detached family home

Situated on the highly sought after development of Parc Pencynnor, Clifrew

Offering convenient commuter access to the A465 link road

Within walking distance to local amenities and reputable schools

Two reception rooms with scope for a third by converting the integral garage

Four good sized bedrooms

Landscaped private enclosed rear garden

Driveway off road parking plus integral garage

Viewing highly recommended





The property is nestled within this quiet development on a good sized level plot, with a beautiful private landscaped garden to the rear. To the ground floor, the entrance hallway provides access to the lounge and a fixed staircase rising to the first floor accommodation.

The lounge is located to the front of the property, featuring a focal gas fireplace to one wall and a box bay window to the front, flooding the room with natural light. An open archway at the rear of the room leads into the dining area, with a set of French patio doors to the rear elevation, providing light, access and views of the garden.

A doorway off the dining room provides access into the kitchen, which has been fitted with a matching range of contemporary base and wall mounted units, with a light laminated worksurface over. It benefits from an integrated fridge/freezer, an electric oven with a four burner gas hob over and a stainless steel sink unit positioned below a window overlooking the rear garden.

There is access off the kitchen into a useful utility room and internal access to the integral garage.

The utility room has been fitted with a matching worksurface and cupboard units, with room for one appliance. A doorway off the utility room leads into the cloakroom, fitted with a two piece suite and a further doorway off the utility area provides access externally to the side of the property.

To the first floor, the central landing provides access to all four bedrooms, an airing storage cupboard and the family bathroom.

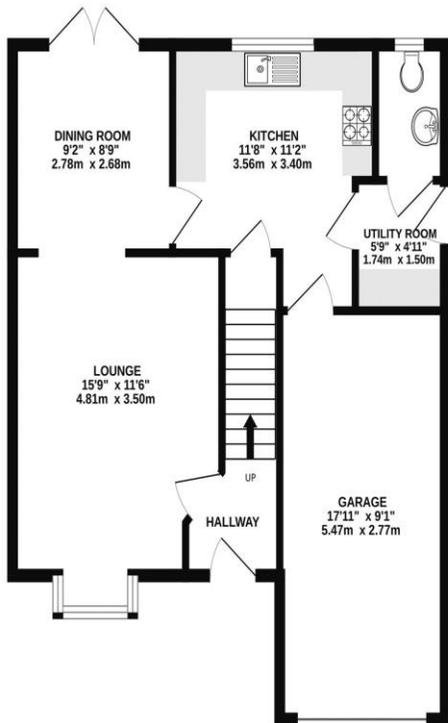
The impressive sized master bedroom is located to the front of the property, with a window overlooking the quiet cul-de-sac, a doorway leading into the private en-suite shower room. The en-suite has been fitted with a white three piece suite comprising; corner shower cubicle, low level WC, pedestal wash hand basin and an obscure glazed window to the side.

Bedrooms two and three are good sized double bedrooms, each benefitting from built in wardrobe storage. Bedroom four is a comfortable sized double bedroom positioned to the rear. The remaining three bedrooms share access to the family bathroom. The bathroom has an obscure glazed window to the rear and has been fitted with a three piece suite comprising; panel bath, low level WC and pedestal wash hand basin.

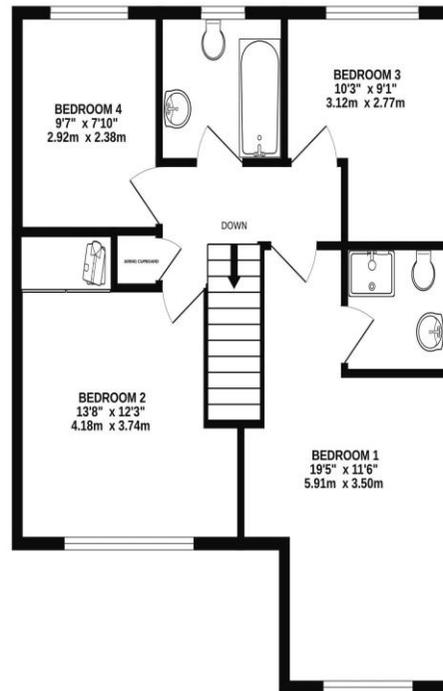
Outside to the front of the property, a driveway offers off road parking for two/three vehicles ahead of the integral garage. The garage has a traditional up and over garage door and benefits from power supply, with a further pedestrian door at the rear providing access direct into the kitchen.

The rear garden can be accessed from both sides of the property and is a generous level lawned garden, with a patio area to one side and a feature corner seating area with wooden pergola, accessed via a winding pathway through the lawn. The garden is fully enclosed by wood fencing and enjoys a private outlook onto to the neighbouring woodland behind.

GROUND FLOOR
617 sq.ft. (57.4 sq.m.) approx.

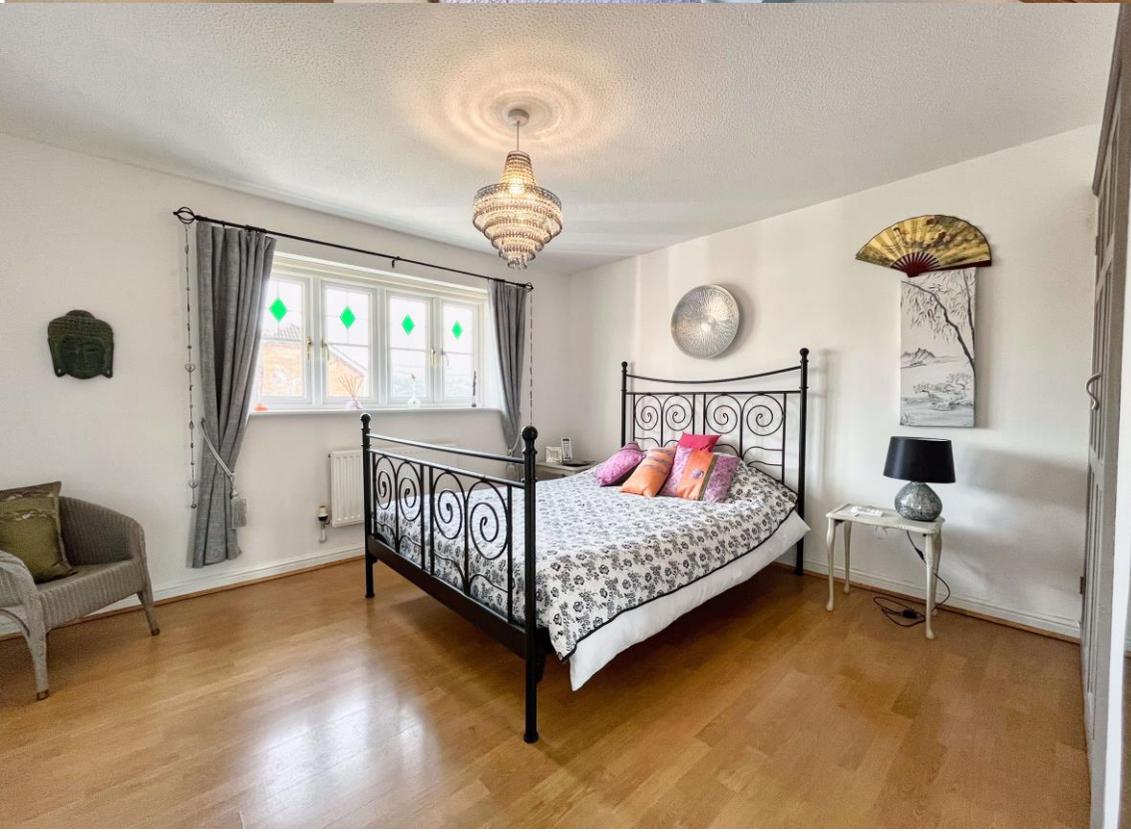


1ST FLOOR
611 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 1228 sq.ft. (114.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

SAT NAV USERS SA10 8LQ

Tenure

Freehold

Services

All Mains Services
Council Tax Band E
EPC Rating

Viewing strictly by
appointment through
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hrt Est. 1926 **RICS**

English | [Contact](#)

Energy performance certificate (EPC)

Overall Energy Rating	C	100% CO ₂ Emission	81 February 2022
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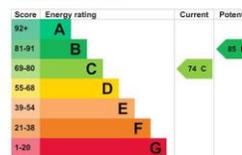
Property type	Detached house
Total floor area	91 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the minimum and maximum EPC class a private rental can have](#) on the gov.uk website.

Energy rating and score

The property's energy rating is C. It has the potential to be B.
[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.
Properties get a rating from A (best) to G (worst) and a score. The higher the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
 • the average energy rating is D
 • the average energy score is 60

Breakdown of property's energy performance

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

