



37 Crythan Road, Neath, SA11 1SR

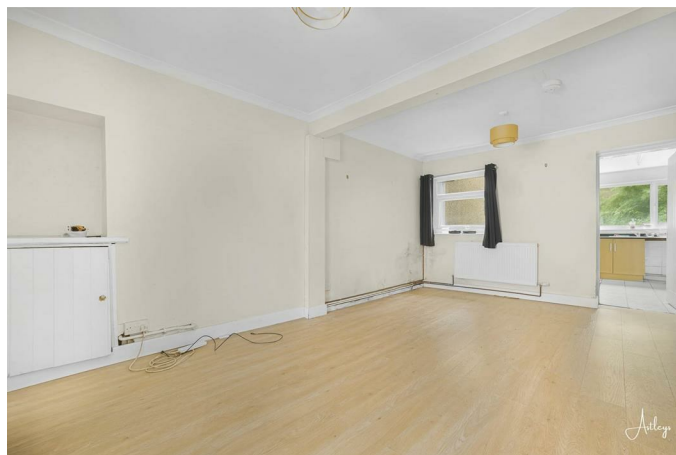
£79,950

This mid terraced house presents an excellent opportunity for both first-time buyers and investors, with its prime location, the property is conveniently situated within walking distance of Neath Town Centre, providing easy access to a variety of shops, cafes, and local amenities. There are two bedrooms with a modern family bathroom and spacious lounge/dining room, the rear garden, which, while requiring some attention, holds significant potential, this outdoor space could easily be transformed into a lovely retreat for relaxation or social gatherings, with vacant possession, this property is ready for you to make it your own, whether you are looking to invest in a promising rental opportunity or seeking your first home, this terraced house on Crythan Road is a must-see.

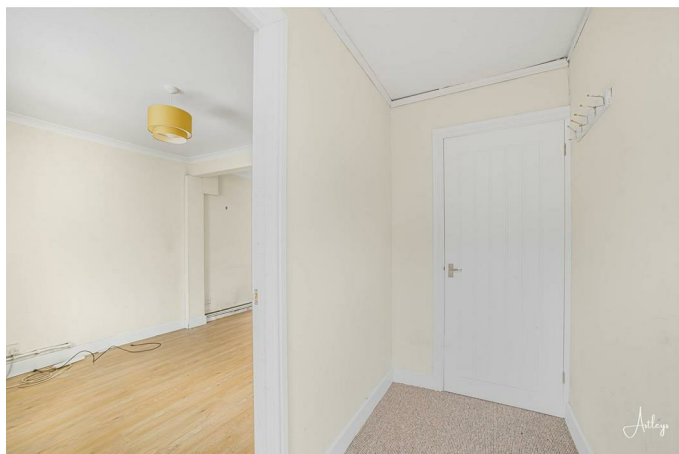
Main dwelling



Lounge



Hallway 8' x 4' (2.44m x 1.22m)



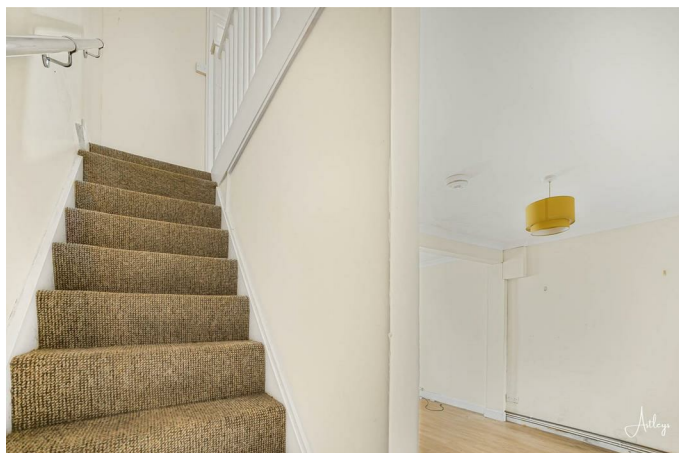
Kitchen 10'3 x 9'1 (3.12m x 2.77m)



Lounge/dining room 16'9 x 11'2 narrowing to 9'8 (5.11m x 3.40m narrowing to 2.95m)



Stairway



Landing 12'1 x 5'6 (3.68m x 1.68m)



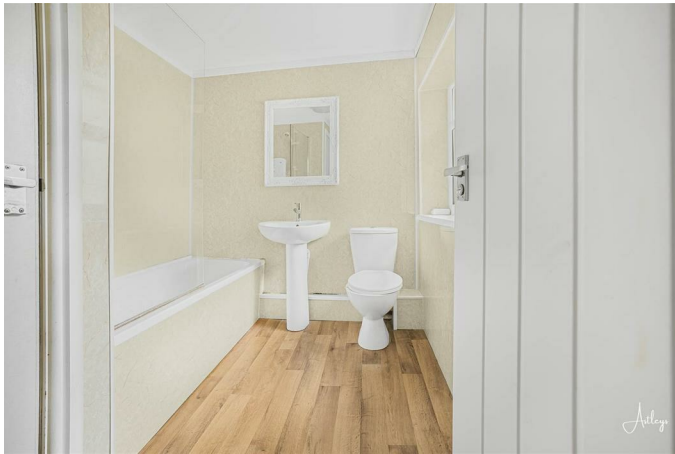
Bedroom one 10'8 x 9'1 (3.25m x 2.77m)



Bedroom two 15' x 9'9 narrowing to 4'5 (4.57m x 2.97m narrowing to 1.35m)



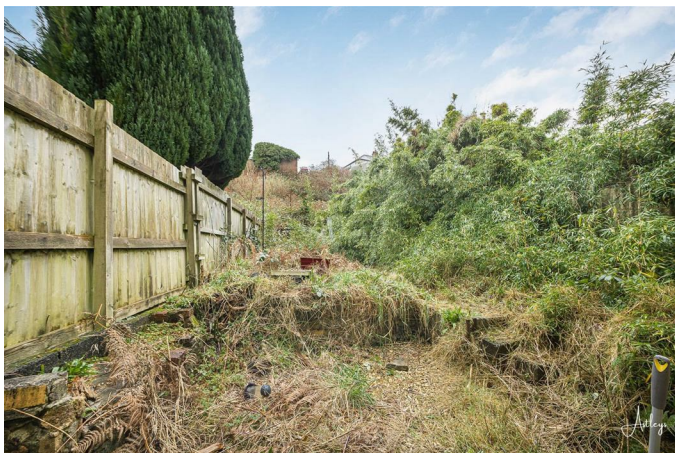
Bathroom



With window to rear, panel bath, tiled to walls,



Rear garden



Drone



Agents notes

Conservation Area

No

Flood Risk

No Risk

Plot size

0.03 acres

Mobile coverage

EE

Vodafone
Three
O2

Broadband
Basic
13 Mbps
Superfast
76 Mbps
Ultrafast
1000 Mbps

Satellite / Fibre TV Availability
BT
Sky
Virgin

Agents notes

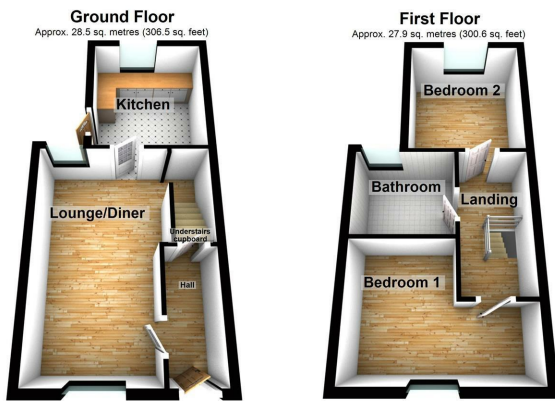
Local Authority
Neath Port Talbot
Council Tax
Band:
A
Annual Price:
£1,521 (min)

Agents notes

Section 21 of the Estate Agents act 1979 applies to this property.

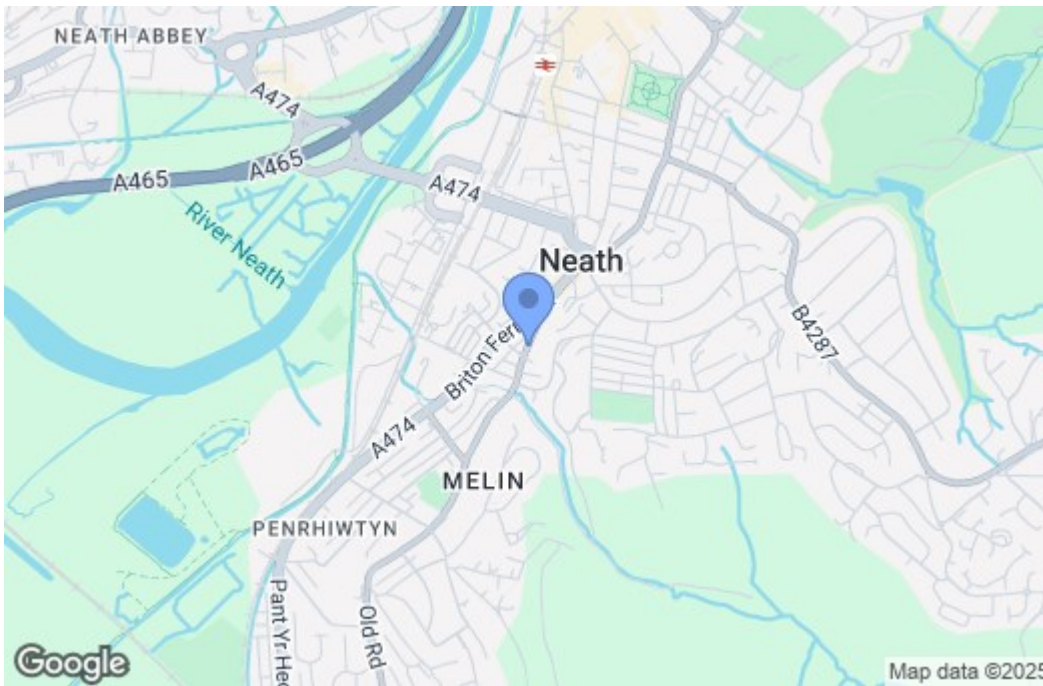
There are small signs of JKW to the rear garden from the neighbouring property, the vendor has agreed to put a plan in place for this, for further information please contact the Neath office.

Floor Plan

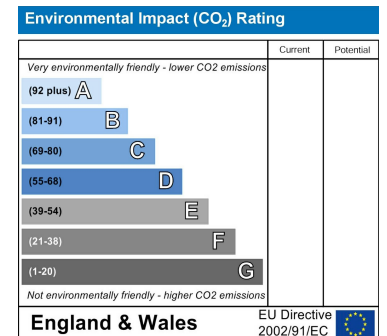
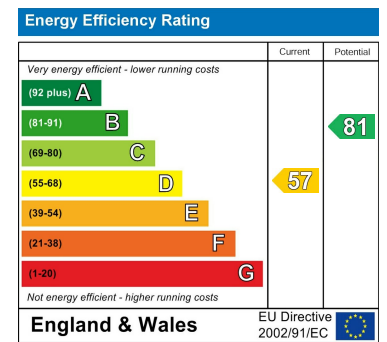


Total area: approx. 56.4 sq. metres (607.1 sq. feet)
Our floorplan measurements are not to be relied upon these are for brief layout only
Plan produced using PlanUp.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.