

51 Main Road, Crynant, Neath, SA10 8NY

Offers In The Region Of £110,000

This three-bedroom terraced property offers fantastic scope for renovation and is perfect for buyers with vision. Whether you're looking to create your dream home or searching for a smart investment, this property presents a rare opportunity to add real value.

Inside, the home features a bright through lounge that doubles as a second reception room, two convenient shower rooms, and plentiful built-in storage. The layout offers flexibility to adapt and enhance to suit your lifestyle needs.

To the rear, a generously sized garden offers space for relaxing, entertaining, while the garage area provides parking or additional storage.

Main Dwelling

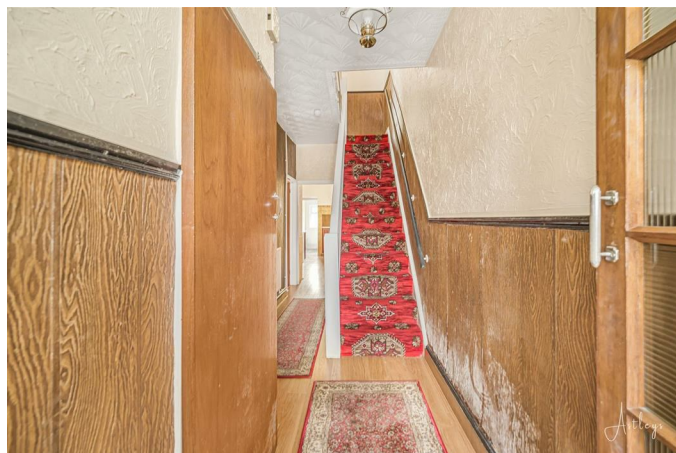


Entrance hallway 4'8 x 3'7 (1.42m x 1.09m)



Composite front door into inner hall with tiled floor.

Hallway 13'5 x 5'8 (4.09m x 1.73m)



Laminate flooring, storage cupboard, window into lounge, understairs storage and radiator.

Lounge & second reception 24' x 19'3 (7.32m x 5.87m)



Feature fireplaces, alcoves, coving, window to the front and back and radiator.

Lounge



Second reception room



Kitchen 14' x 10'4 (4.27m x 3.15m)



Laminate flooring, a range of wall and base units in wood effect, space for washing machine, fridge freezer and cooker, double sink with drainer and mixer tap, storage cupboard.

Kitchen



Utility room 5'4 x 3'8 (1.63m x 1.12m)

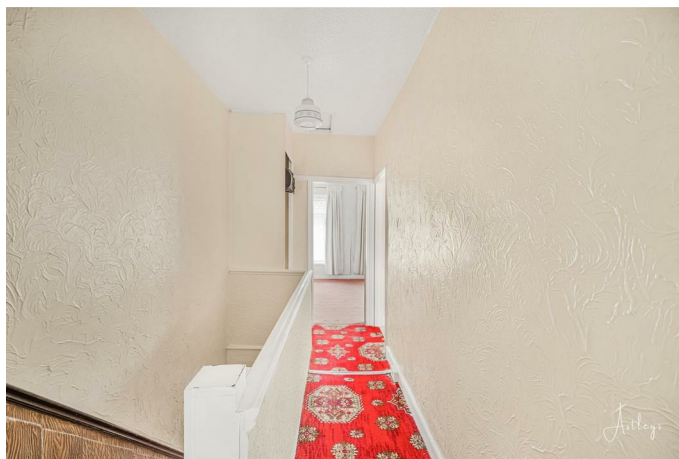
Windows and door to garden.

Shower room 6'3 x 6' (1.91m x 1.83m)



Laminate flooring, white suite with low level w/c, sink with mixer tap and walk in shower with tiled walls.

Landing



Storage cupboard on landing with step down to the shower room.

Bedroom 1 16'2 x 12'1 (4.93m x 3.68m)



Built in storage cupboard/wardrobe, coving, two windows to the front, coving and radiator.

Bedroom 1



Bedroom 2 11'6 x 10'3 (3.51m x 3.12m)



Window to the back, coving and radiator.

Bedroom 3 (with w/c and shower) 12'9 x 10 (3.89m x 3.05m)



Storage cupboard housing the boiler and airing cupboard, door to separate w/c and sink, walk in corner shower, window to the side

Garden



Patio area with open shed, lawned areas with mature shrubs, a range of outbuildings for storage and back lane access to garage area.

Garden



Drone



Agents notes

Local Authority Neath Port Talbot Council Tax Band: B

Annual Price: £1,898

Agents notes

Conservation Area: No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:1,054 ft 2 / 98 m 2

Plot size:1.03 acres (8 Plots)

Broadband:

Basic

18 Mbps

Superfast

80 Mbps

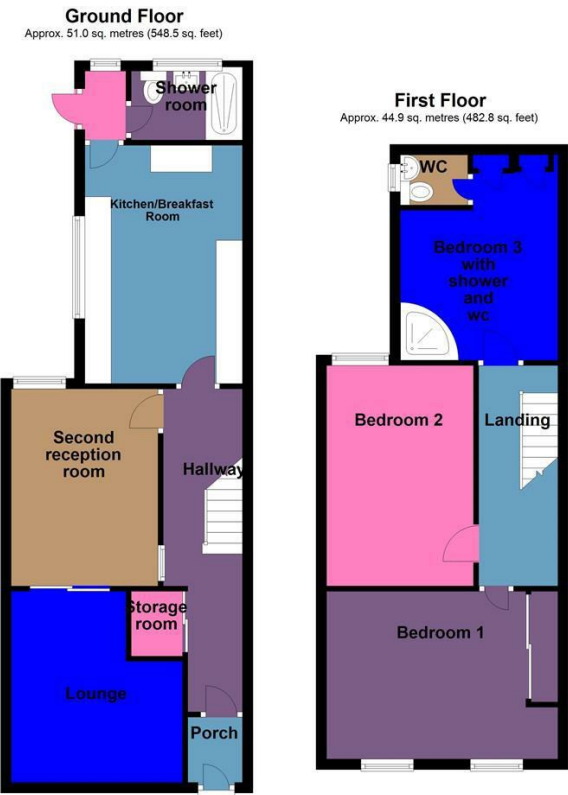
Satellite / Fibre TV Availability:

BT

Sky

Virgin

Floor Plan

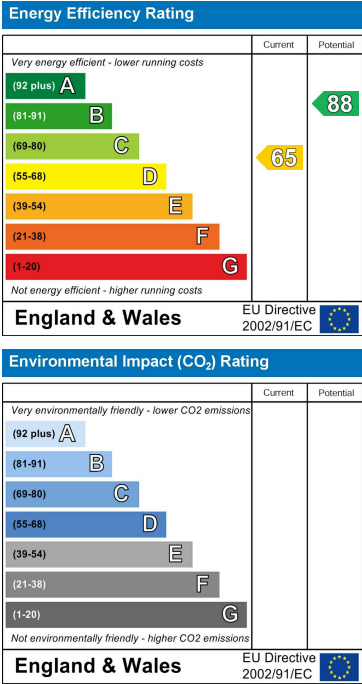


Total area: approx. 95.8 sq. metres (1031.3 sq. feet)

Area Map



Energy Efficiency Graph



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