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51 Main Road  
Crynant,

Neath

SA10 8NY

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# 51 Main Road

Asking price **£129,500**

A deceptively spacious and lovingly maintained three double bedroom mid terrace family home, positioned within the popular village of Crynant and available to purchase with no ongoing chain.

A deceptively spacious three bedroom mid terrace family home

Available to purchase with no ongoing chain

Ideally positioned within walking distance to local amenities and primary school

Picturesque views to the front

Two reception rooms, kitchen and modern fitted shower room to the ground floor

Three double bedroom with cloakroom ensuite to the first floor

Generous rear garden with carport

An ideal purchase for an investor or first time buyer









Positioned within the heart of the popular village of Crynant, close to local amenities, primary school and the well regarded Gradon Country Pub is this spacious three bedroom, stone fronted mid terrace property.

The property is entered via a modern composite and glazed panel door into the entrance hallway, with a generous store cupboard to the left hand side benefitting from power and tiled flooring, a useful open understairs storage area, laminate wood flooring and doorways leading to the lounge and kitchen.

The lounge is a bright and spacious room, with a window to the rear providing light and views of the garden.

The room offers a focal feature fireplace to one wall, alcove shelving and fitted carpet throughout. A set of wooden and obscure glazed doors to the front of the room provide access into the dining area.

The dining room features a window to the front, an ornate feature fireplace to one wall and fitted carpet.

The kitchen is located to the rear of the property and has been fitted with a matching range of wooden base and wall mounted units, with a light laminated worksurface over. There is space and plumbing for two appliances and a freestanding cooker (included).

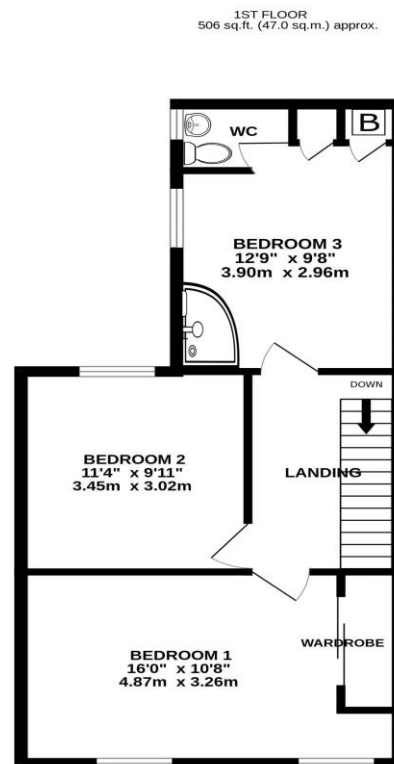
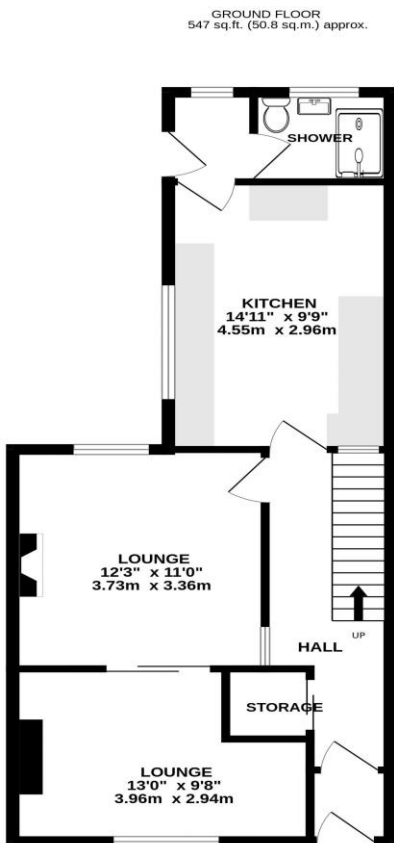
The room offers a continuation of the same laminated flooring as the hallway, a window to the side providing light and views over the courtyard area and a doorway at the rear leads into a rear hallway.

The rear hallway makes an ideal space to store all the tall domestic household items, with shelving to one side and a doorway to the left providing access into the garden.

A doorway to the right hand side of the hallway leads into the ground floor shower room. The room has been recently upgraded and includes a contemporary white three piece suite comprising; double shower cubicle with full glazed shower screen and a mains powered shower fitted, vanity wash hand basin with cupboard storage below and low level WC. There is full height tiling to all walls, an obscure glazed window to the rear and laminate wood flooring.

To the first floor the landing gives access to all three double bedrooms. The two largest bedrooms are situated to the front and side of the property, each benefiting from fitted carpet flooring and windows to the front and rear. The third double bedroom benefits from a window to the side, built in storage cupboards, a free standing enclosed shower cubicle and a private en-suite cloakroom.

Outside to the front of the property is a well maintained courtyard garden laid to paved patio, with a half height wrought iron gate for access from the roadside and bordered by a brick half height wall. To the rear, the generous and relatively level rear garden has been beautifully landscaped and maintained. The garden is mainly laid to lawn with a vast array of mature plants and shrubs and a concrete side pathway leading to the end. At the end of the pathway are two outbuildings, one previously a dog kennel and the other a single garage. Both buildings are in need of repair but would make an ideal area to position a hard standing for parking if flattened, with convenient rear lane access.



**TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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 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

SATNAV USERS: SA10 8NY

### Tenure

Leasehold

### Services

All mains services 875 Years left on lease Ground Rent 70p Per Annum Council Tax Band B EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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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.

### Energy performance certificate (EPC)

Energy rating	D	Valid until	31 April 2021
Current energy score	65	Potential energy score	88

Property type	Mid-terrace house
Total floor area	98 square metres

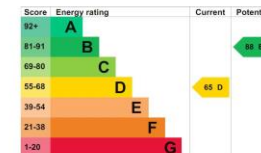
#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can view [guidance for landlords on the regulations and exemptions](#) ([https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/478948/landlord\\_guidance.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/478948/landlord_guidance.pdf)).

#### Energy rating and score

This property's energy rating is D. 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 better 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



