

# hrt

herbert r thomas

55 Crynallt Road  
Neath

SA11 3RN

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# 55 Crynallt Road

Asking price **£100,000**

A deceptively spacious and beautifully presented two bedroom first floor flat, available to purchase with no ongoing chain and offering an impressive private wrap around garden, with ample off road parking.

An ideal first time buyer or BTL investment

Available to purchase with no ongoing chain

Deceptively spacious two double bedroom first floor flat

Very well presented throughout

Situated in a popular location, just a short stroll from village amenities

Corner plot position with large private garden space

Contemporary kitchen and bathroom

Generous hard standing area for off road parking

Gas central heating and UPVC double glazing throughout



This two double bedroom first floor flat would make an ideal purchase for a first time buyer, or an investor who is looking to add a quality property to their rental portfolio. Positioned on a generous corner plot, the property arguably has one or largest private gardens within the street, rare to find compared to other first floor flats available for sale. The boundary is fully enclosed, with a set of central wooden double gates providing convenient off road parking for two/three vehicles. The remaining outside areas are mainly laid to lawn, with a raised wooden decked patio to one side and two timber sheds for storage.

The external UPVC main front door is accessed via a set of wrought iron steps, leading into an entrance hallway. The entrance hallway has fitted carpet flooring that continues onto a staircase rising to the landing.

The central landing provides access to all the living, bedroom and bathroom accommodation, plus further benefitting from a useful alcove cloaks storage area and provides access to the loft inspection point.

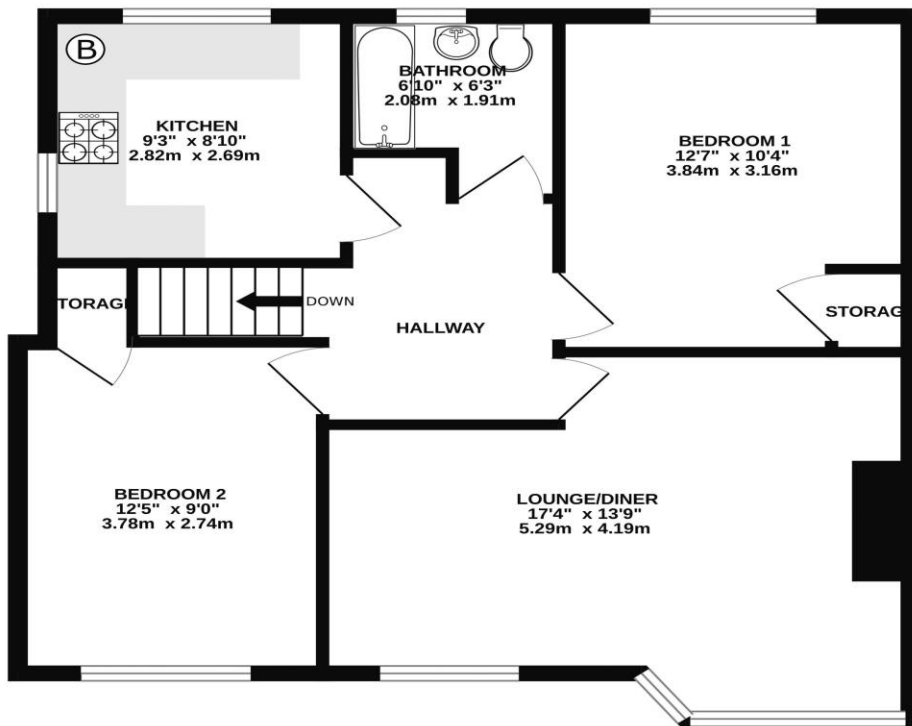
The open plan lounge/diner is located to the front of the property. The room is flooded with natural light from one large bay window to the front and a secondary window alongside. The room features a modern electric feature fireplace to one wall, with wooden surround and marble hearth and the full area benefits from fitted carpet flooring. The room offers the potential to be subdivided to create a third single bedroom/office room, if potential buyers required it.

The kitchen is located to the rear of the property and benefits for a recent upgrade.

It has been fitted with a matching range of contemporary base, larder and wall mounted units, with a wood effect laminated work surface over. There is full height tiling to all the working areas, a side and rear window providing natural light, an integrated electric oven with four burner gas hob, space for one appliance, laminate wood flooring and space for fridge/freezer.

The two generous sized double bedrooms are positioned to both the front and rear elevations. Both rooms have large windows, fitted carpet flooring and built in storage cupboards. The two bedrooms share the use of the main family bathroom, fitted with a modern white three piece suite comprising; roll top bath, pedestal wash hand basin and low level wc. There is an obscure glazed window to the rear, over bath mains powered shower with glazed shower screen, vinyl flooring and perspex wall paneling.

**GROUND FLOOR**  
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 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 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.





### Directions

SATNAV USERS: SA11 3RN

### Tenure

Leasehold

### Services

All mains services Ground Rent £10 Per Annum  
 Management Company £100 Per Annum  
 Council Tax Band  
 EPC Rating C

Viewing strictly by appointment through  
 Herbert R Thomas

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Energy performance certificate (EPC)			
33, Cywelf Road SA11 3RN	Energy rating <b>C</b>	Valid until 24 July 2028	Certificate number 8868-2751-7728-7427-6393
Property type	Top-floor flat		
Total floor area	73 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 regulations and exemptions](https://www.gov.uk/guidance/domestic-energy-ratings-portal-to-environment-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-energy-ratings-portal-to-environment-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's energy rating is C. It has the potential to be C.

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



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.