



## Crythan Road, offers in the region of £75,000

- No On Going Chain
- Excellently Refurbished
- Ideal First Time Purchase or Buy To Let
- Freehold - No Ground Rent or Service Charges
- Convenient Commuting Links
- EPC Rating: E



 2  1  1





## About the property

Now available with no ongoing chain is this fantastic first-time purchase or buy to let investment within Neath! Boasting excellent links to the M4 corridor and A465 as well as public transport routes via frequently running buses or the main line train station, ideal for commuters! Available as Freehold with no ground rent or service charges.

The ground floor consists of an open plan kitchen, diner and lounge, all refurbished within 2025 including new windows and doors! Stairs lead to the first floor, with two good sized bedrooms and the family bathroom fitted with a w.c, hand wash basin, bath and shower over!

Internal viewings are highly recommended to truly appreciate this lovely home!





## Accommodation

### Kitchen Lounge

18' 2" x 13' 8" Max ( 5.54m x 4.17m Max )

### Landing

### Bedroom One

10' 6" x 7' 2" Max ( 3.20m x 2.18m Max )

### Bedroom Two

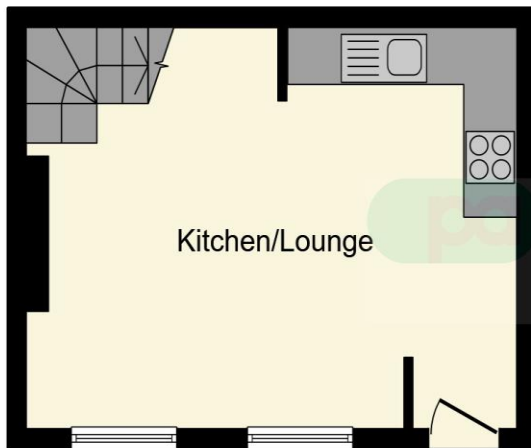
10' 6" x 8' 3" Max ( 3.20m x 2.51m Max )

### Bathroom

### Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

## Floorplan



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.