Crymlyn Road
Neath
Neath Port Talbot.

Price **£159,999**











- END OF TERRACE PROPERTY
- 2 BEDROOMS
- LOUNGE & DINING ROOM
- KITCHEN
- FIRST FLOOR BATHROOM
- POPULAR RESIDENTIAL LOCATION
- OFF ROAD PARKING TO THE REAR
- GOOD ROAD LINKS TO THE M4 CORRIDOR
- IDEAL FIRST PURCHASE

General Description

EPC Rating: E50

Situated in the popular and well-connected area of Skewen, Neath, this well presented end of terrace property offers a fantastic opportunity for first-time buyers, young professionals, or those looking to downsize. Call us today to schedule your viewing appointment .....

Crymlyn Road, Neath, Neath Port Talbot.

Property Description

Situated in the desirable area of Skewen, Neath, this well presented end of terrace property offers the perfect blend of comfort and convenience. Boasting two spacious bedrooms and a contemporary first floor bathroom, this charming home has been thoughtfully maintained throughout, making it an ideal choice for those looking to move straight in.

Step inside to discover light-filled living spaces with a welcoming atmosphere, while outside you'll find an enclosed rear garden—perfect for relaxing or entertaining guests. Practicality is assured with parking for two vehicles to the rear, ensuring ease and peace of mind for homeowners and visitors alike.

Located in Skewen, residents benefit from excellent local amenities, including highly regarded schools, popular shops, and cosy cafes, all just a short stroll away. For those who love the outdoors, picturesque walks can be enjoyed at nearby Gnoll Country Park or along the Neath Canal. Easy access to Neath town centre and the M4 motorway makes commuting to Swansea and Cardiff a breeze, while Skewen Railway Station provides direct connections to wider South Wales.

Don't miss the opportunity to make this delightful property your new home. Arrange your viewing today to fully appreciate all that this fantastic residence and its wonderful location have to offer.

Porch (10' 02" x 4' 0") or (3.10m x 1.22m)
Frosted window to the side & rear, tiled flooring.

Hallway (8' 02" x 5' 08") or (2.49m x 1.73m)
Staircase leading to the 1st floor, under stairs storage cupboard, laminated flooring, radiator. Enclosed wall mounted electric meter. Doors leading to.

Lounge (14' 00" x 10' 11") or (4.27m x 3.33m)
Window to the front, feature fireplace, laminated flooring, radiator.

Dining Room (10' 11" x 10' 10") or (3.33m x 3.30m)
Window to the side, laminated flooring, radiator.

Kitchen. (10' 0" x 9' 03") or (3.05m x 2.82m)
Window to the side, a range of wall & base fitted units with bowl & half sink unit & work top over. Electric hob with extractor fan above, electric oven. Plumbing for a washing machine, vinyl flooring, fully tiled walls.

Rear Porch (10' 09" x 4' 05") or (3.28m x 1.35m)
Space for fridge freezer, vinyl flooring, radiator. Door access to the rear garden.

First Floor Accommodation. (10' 04" x 8' 07") or (3.15m x 2.62m)
Window to the side, radiator. Doors leading to.

Bedroom 1 (13' 02" x 10' 11") or (4.01m x 3.33m)
Window to the front, storage cupboard housing gas central heating boiler, radiator.

Bedroom 2 (10' 10" x 6' 02") or (3.30m x 1.88m)
Window to the rear, radiator.

Bathroom (8' 04" x 4' 03") or (2.54m x 1.30m)
Frosted window to the side, panelled bath with shower over & glass protector screen, low-level WC, vanity hand basin. Fully tiled walls, heated towel rail, tiled flooring.

External
Low maintenance frontage with loose stone & mature shrubs.
Enclosed rear garden with lawn & decked seating area. Paved pathway leading to further garden area & timber shed.

Additional Information
Ultra fast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Services
Mains drainage, mains gas, mains water, mains electricity

Tenure
Freehold







Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.