



**hrt**  
herbert r thomas  
[hrt.uk.com](http://hrt.uk.com)

106 Crymlyn Road  
Neath,  
Neath Port Talbot,  
SA10 6DT

106 Crymlyn Road

Asking price £275,000

A Beautiful Three-Bedroom Semi-Detached property with original features, mountain views and a generous garden backing onto the Skewen rugby grounds.

Three bedrooms

Two reception rooms

Log burner in living room

Backs onto playing fields

Off-road parking via driveway

Large enclosed rear garden

Outdoor office / entertainment space with power

Close to schools, shops & amenities





Situated in a highly desirable position on Crymlyn Road, Skewen, this beautifully presented three-bedroom semi-detached property effortlessly combines original character features with modern-day practicality. Enjoying mountain views to the rear and backing onto Skewen playing fields, the home also benefits from off-road parking via a private driveway and is ideally located close to local schools, shops, amenities, and transport links.

#### Entrance & Hallway

Upon entering the property, you are welcomed into a bright and inviting hallway showcasing mosaic-style flooring. The staircase leads to the first floor, and there is a convenient understairs storage cupboard along with a useful downstairs WC.

#### Living Room

Positioned at the front of the property, the living room is flooded with natural light from a UPVC double-glazed bay window. A feature fireplace with a working log burner creates a cosy focal point, perfect for relaxing evenings. The room is finished with carpet flooring and a vertical radiator.

#### Dining Room / Second Reception Room

Also located at the front, this versatile space flows beautifully into a second reception area and can be used as a dining room, playroom, or additional sitting room. A UPVC double-glazed window provides natural light, and the room features carpet flooring, a radiator beneath the kitchen opening, and a second vertical radiator. A charming fireplace surround offers the option to install a wood burner, while the alcoves have been cleverly utilised as a stylish bar area by the current owners.

#### Kitchen

To the rear of the property, the kitchen flows directly from the dining area, making it ideal for family living and entertaining. The kitchen is fitted with matching base and wall units and provides ample space for freestanding appliances. Features include a stainless steel sink and drainer, a UPVC double-glazed window overlooking the rear garden, an additional side window, and a radiator. A UPVC door gives access to both the rear garden and the side pathway leading to the driveway.

#### First Floor

#### Landing

The carpeted stairs and landing benefit from natural light via a UPVC double-glazed window overlooking the playing fields, enhancing the sense of space and brightness.

#### Separate WC

Located on the first floor, the separate WC also houses the gas boiler and includes a frosted UPVC window to the side.

#### Family Bathroom

Situated at the rear, the family bathroom is well-appointed with a freestanding bath positioned beneath a frosted UPVC window, a separate shower, wash hand basin, and radiator.

#### Bedrooms

##### Bedroom One

A spacious double bedroom to the front of the property with a UPVC double-glazed window and radiator.

##### Bedroom Two (Current Master)

Also to the front, this generous room is currently used as the master bedroom, benefiting from a UPVC double-glazed bay window, fitted wardrobes with built-in drawers, carpet flooring, and a radiator.

#### Bedroom Three

Overlooking the rear playing fields, this spacious single bedroom is currently used as a nursery but would make an excellent home office, dressing room, or guest bedroom. It features carpet flooring, a UPVC double-glazed window, and a radiator.

#### External Rear Garden

The enclosed rear garden is a fantastic space for both relaxing and entertaining. Bordered by brick walls and fencing, it offers a patio seating area, lawn divided by a pathway, and backs directly onto Skewen playing fields with rear lane access if required.

#### Additional outdoor features include:

- A shed with patio doors — ideal for storage
- A "man cave" with patio doors and electricity, perfect as a home office, hobby room, or entertainment space
- An outside toilet and storage area
- Side gate providing direct access to the driveway





## Directions

For Satnav users SA10 6DT

## Tenure

Freehold

## Services

All main services.

Council Tax Band D

EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)

DynamicPDF® Evaluation (www.DynamicPDF.com)



33 Alfred Street, Neath, West Glamorgan,  
SA11 1EH,  
01639 639541  
[neath@hrt.uk.com](mailto:neath@hrt.uk.com)

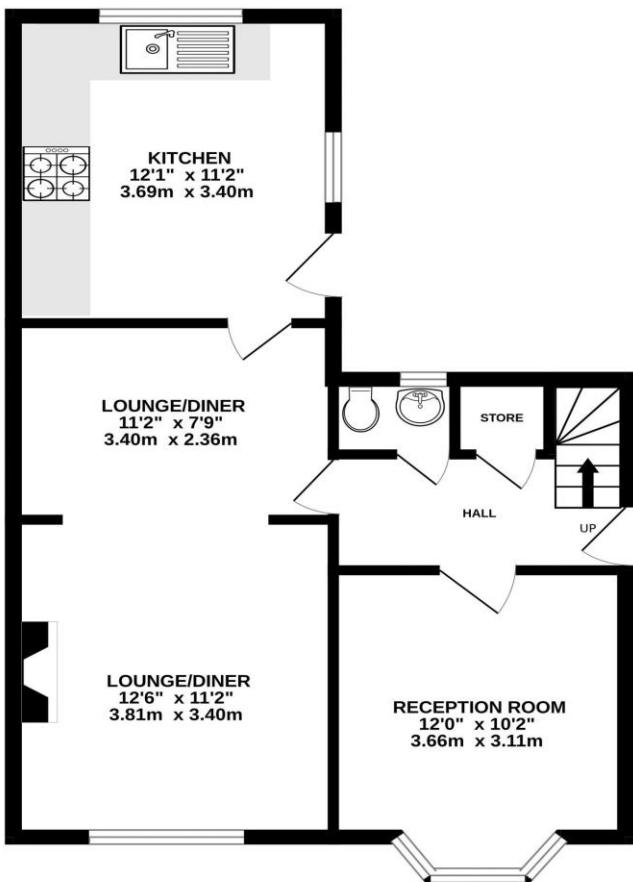
**hrt** Est. 1926



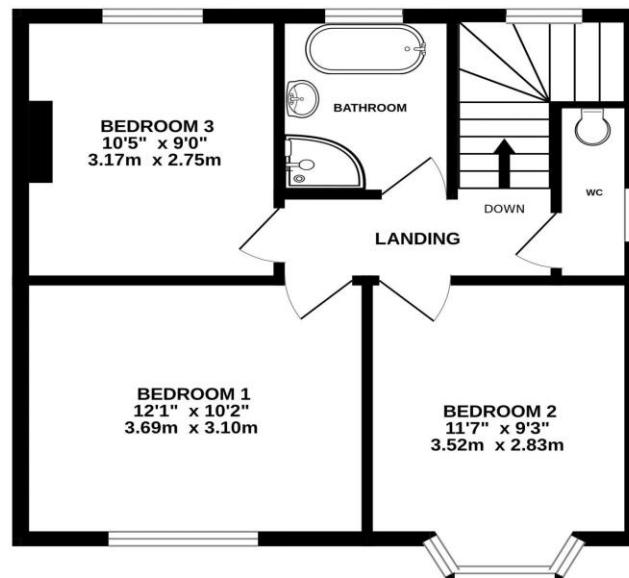
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 990 sq.ft. (92.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate. 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.  
Made with Metropix ©2026

