



45 Treforgan Road, Crynant – SA10 8PW
Neath

£180,000

45 Treforgan Road

Crynant, Neath

Welcome to this charming two bedroom semi detached house, perfectly positioned in a sought after location close to local amenities and well regarded schools. Step inside to find a welcoming living space that flows easily into a modern kitchen, ideal for both relaxing evenings and entertaining friends. The property benefits from a handy utility area with a WC (perfect for busy households or guests) and a stylish first floor shower room for added convenience. Both bedrooms offer comfortable accommodation, making this a great choice for first time buyers or those looking for a sound investment. The layout has been thoughtfully designed to maximise space, ensuring every corner is both practical and inviting. With shops, cafes, and schools just a short stroll away, you'll have everything you need right on your doorstep. Whether you're starting your property journey or adding to your portfolio, this home ticks all the boxes for comfortable, low maintenance living in a fantastic neighbourhood. Don't miss your chance to view this lovely property and see for yourself how it could be the perfect place to call home. Book your viewing today and start picturing your future here.





- Two bedroom semi detached house
- Utility / WC
- First floor shower room
- Good sized tiered rear garden
- Ideal first time or investment purchase
- Sought after location
- Close to local amenities and good schools

Entrance porch

3' 11" x 2' 7" (1.20m x 0.80m)

Via composite opaque front door and fitted carpet.

Lounge

17' 9" x 13' 9" (5.40m x 4.20m)

Laminate flooring, PVCu bay window and two radiators.

Kitchen

12' 2" x 13' 9" (3.70m x 4.20m)

Tiled flooring, PVCu window and radiator. A range of wall and base units, serving hatch, freestanding oven, space for washer and fridge/freezer.

Hallway

2' 7" x 5' 11" (0.80m x 1.80m)

Tiled flooring, opaque PVCu door and access to the WC / utility.



Utility / WC

7' 3" x 5' 7" (2.20m x 1.70m)

PVCu opaque window and space for washer. Wall and base units, tiled flooring and radiator. Two piece suite comprising WC and wash hand basin.

Landing

2' 7" x 2' 7" (0.80m x 0.80m)

Fitted carpet and PVCu opaque window.

Bedroom 1

16' 7" x 7' 3" (5.05m x 2.20m)

Fitted carpet, radiator, loft hatch and two PVCu opaque windows.

Bedroom 2

10' 2" x 9' 10" (3.10m x 3.00m)

Built in wardrobe, PVCu window, radiator and fitted carpet.

Shower room

7' 7" x 6' 11" (2.30m x 2.10m)

Three piece suite comprising shower, vanity unit with wash hand basin and WC. Laminate flooring, opaque PVCu window, heat lamp and radiator.

Outside

Steps to the front garden, laid to lawn with concrete path leading to the front door. Views over the Neath Valley. Good size tiered rear garden with patio area, greenhouse and outbuilding. Rear and side access.





**Payton
Jewell
Caines**



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