



50 Crythan Road, Neath, SA11 1SR

Offers In The Region Of £110,000

CHAIN FREE!

Well placed for easy access to the town centre and everyday amenities, this terraced home offers a comfortable balance of convenience and outdoor space, with a tiered garden that creates a natural extension of the living environment and a setting to enjoy throughout the seasons.

Inside, the accommodation is arranged with practicality in mind. A separate dining room provides a dedicated space for both everyday meals and more relaxed gatherings, while the ground floor bathroom adds flexibility to the layout. Upstairs, two well proportioned double bedrooms offer space and private retreats, each with a pleasant sense of light and space.

Main dwelling



Enter through UPVC door into:

Lounge 14' x 13 (4.27m x 3.96m)



Fire surround, under stairs storage cupboard, radiator, window to front

Lounge



Dining room 14'2 x 7'9 (4.32m x 2.36m)



Laminate flooring, radiator and window to back, opening into kitchen:

Dining room



Kitchen 14' x 7' (4.27m x 2.13m)



Dining room



A range of wood effect wall and base unit with a grey counter top, black sink with mixer tap and drainer, gas hob and electric oven, space for fridge/freezer and washing machine, lino floor, window to the side and door to side patio area

Kitchen



Kitchen



Kitchen



Bathroom 7' x 8' (2.13m x 2.44m)



White suite with low level w/c, pedestal sink, bath with shower over, tiled floor, window x 2 to the back, radiator, storage cupboard with boiler and tumble dryer space

Landing

Two steps down to bedroom 1:

Bedroom 1 19'5 x 7'7 (5.92m x 2.31m)



Two windows to the back, and radiator

Bedroom 1



Bedroom 2 10'9 x 12'8 (3.28m x 3.86m)



Storage cupboard under the stairs, radiator and window to the front

Garden



Tiered garden with lawned area, patio area and decked area

Garden



Drone



Agents notes

Neath Port Talbot Council Tax Band: B

Annual Price: £1,898

Agents notes

Conservation Area: No

Flood Risk:

River : Low

Seas : Very low

Plot size:

0.03 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

7 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability:

BT

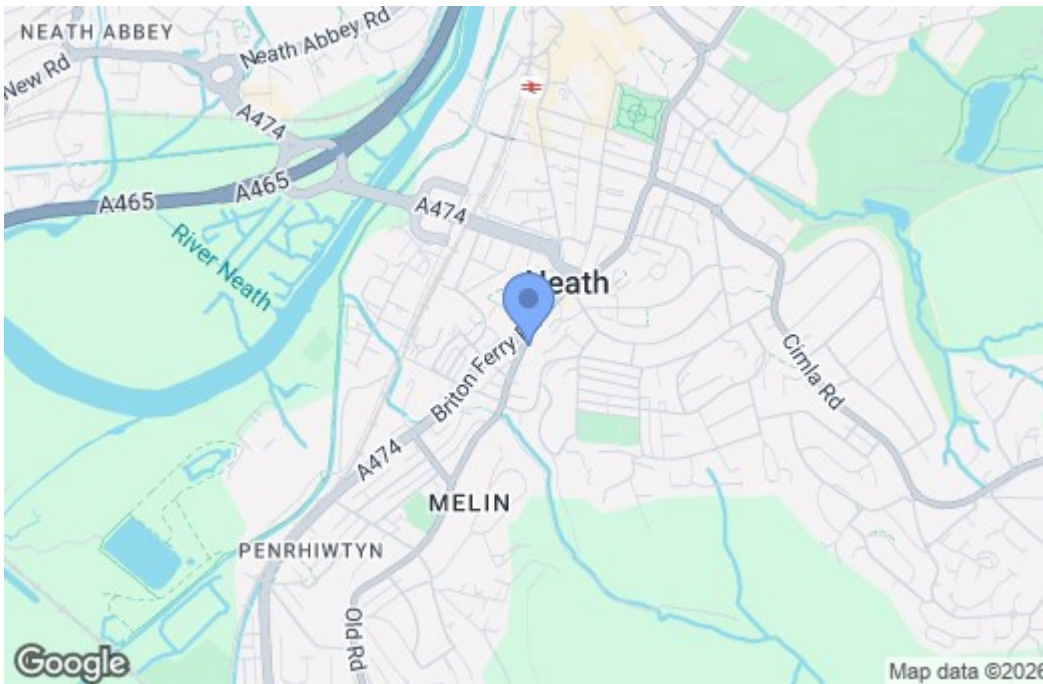
Sky

Floor Plan

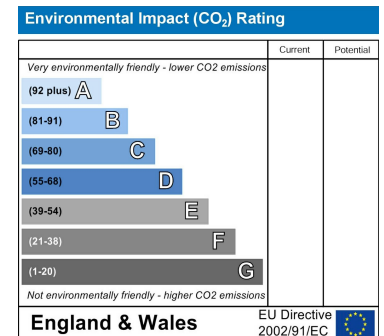
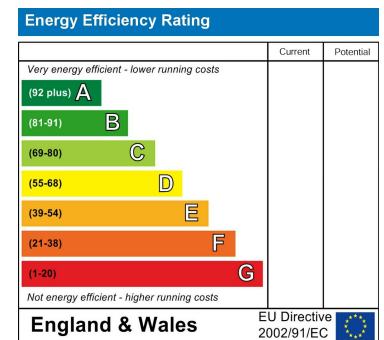


Total area: approx. 69.1 sq. metres (744.3 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.