

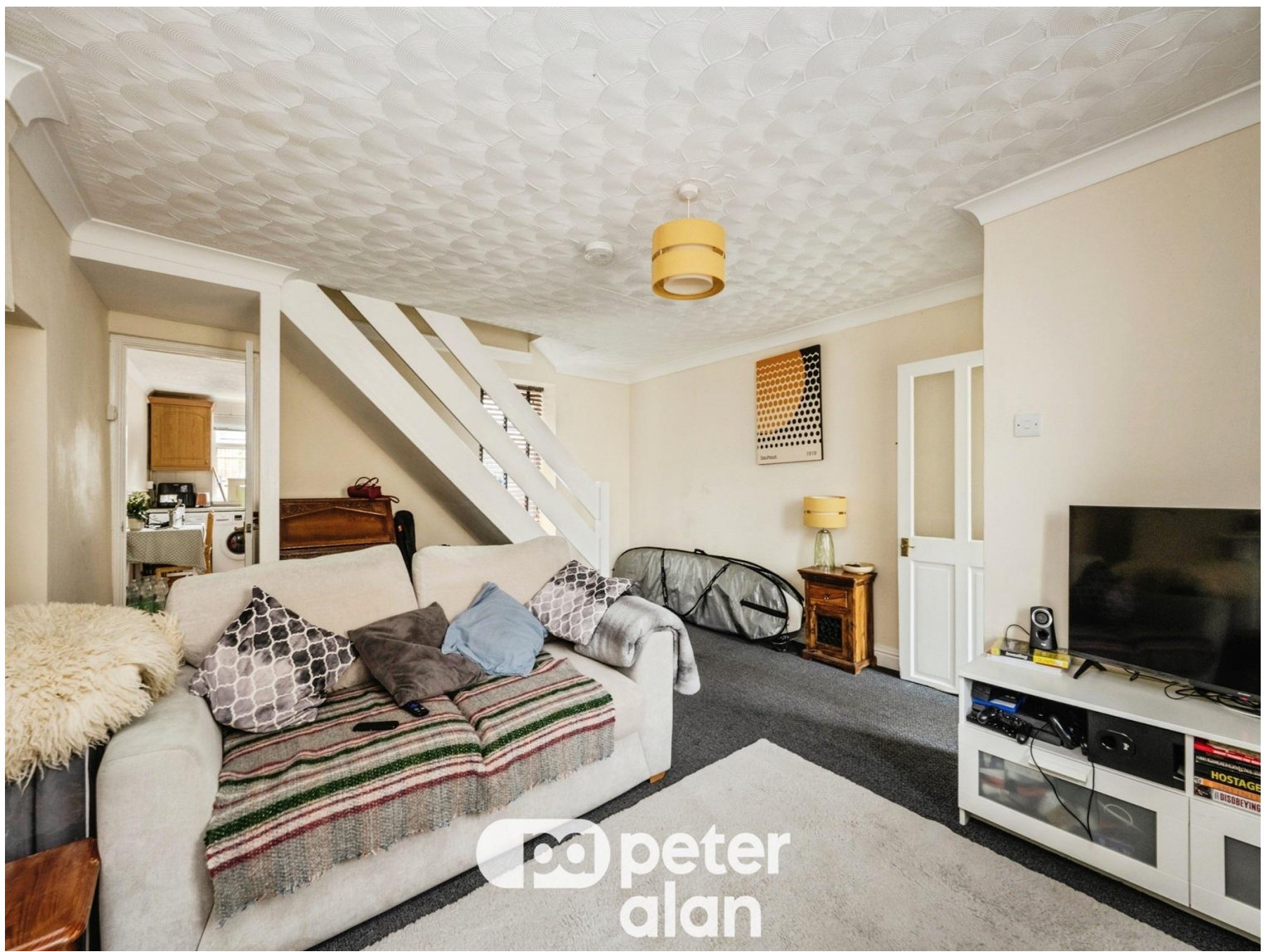


Crythan Road, offers in the region of £120,000

- Ideal first time buy or Investment opportunity!
- Two Spacious Bedrooms
- Low maintenance garden
- Close to Neath Town Centre
- EPC Rating: C
- Council Tax Band : A



 2  1  1



About the property

Offered for sale is this well-presented two-bedroom mid-terrace home, ideal for first-time buyers, investors, or those looking to downsize. Boasting great links to Neath Town Centre with high stores, a main line train station and frequently running buses. Local schools include Dwr Y Felin & Cefn Saeson Comprehensives, Melyn & Gnoll Primary as well as Neath College.

The property is entered via a welcoming entrance hall which opens into a spacious living room, featuring stairs rising to the first floor and access through to the kitchen/diner. The kitchen offers ample storage and space for everyday dining and entertaining. To the first floor, there are two generously sized bedrooms and a family bathroom.

Externally, the property benefits from a low-maintenance rear garden, accessed via a small number of steps, providing a long outdoor space ideal for relaxing or enjoying the warmer months.

Accommodation

Entrance Hallway

Living Room

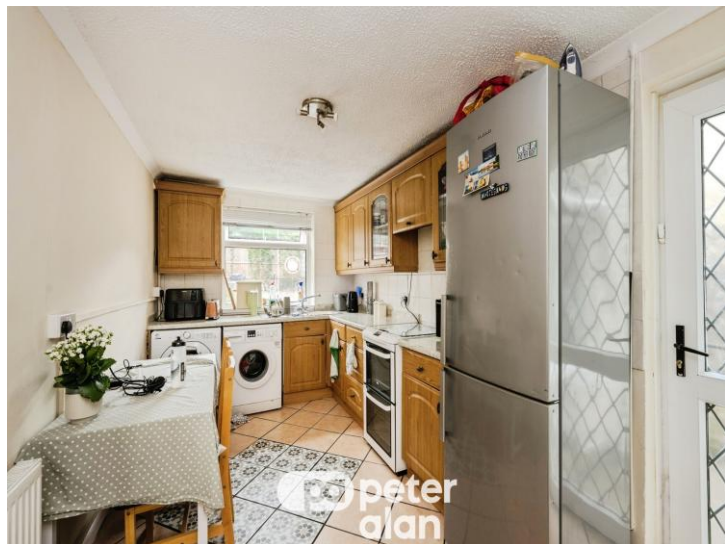
Kitchen/Diner

Landing

Bedroom One

Bedroom Two

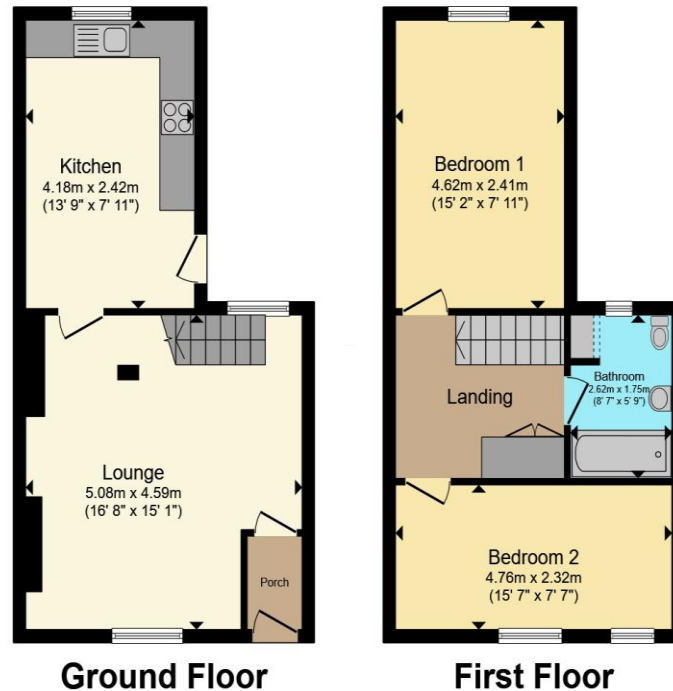
Family Bathroom



Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Floorplan



Total floor area 75.4 m² (812 sq.ft.) approx

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.propertybox.io

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.