

50 Crythan Road, Neath, SA11 1SR

 2
  1
  2

£110,000



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



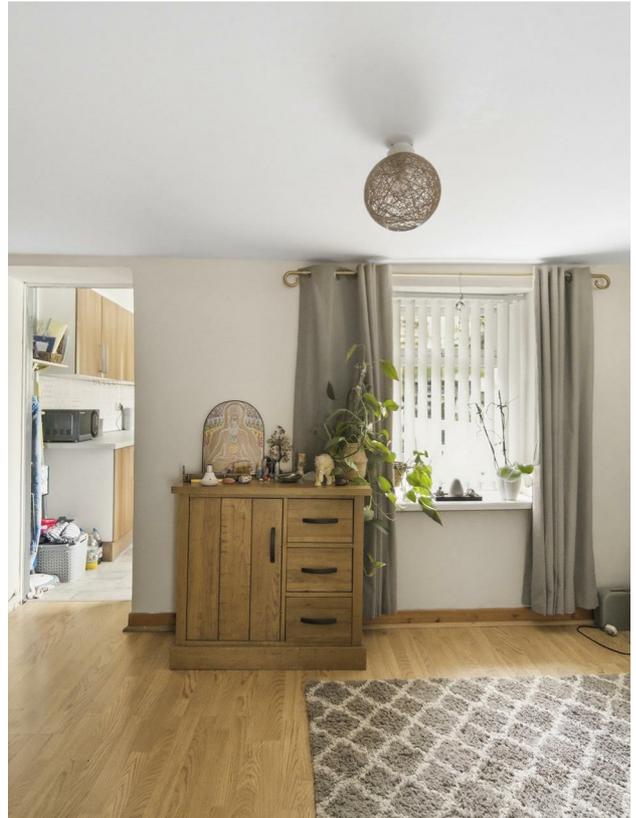
50 Crythan Road, Neath, SA11 1SR

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.

The surrounding area is well regarded for its accessibility and lifestyle appeal. The nearby Gnoll Country Park offers expansive green space, woodland walks and open parkland, ideal for weekend outings or daily exercise. A selection of local schools serves the area, along with independent cafés and shops that contribute to a strong sense of community. Transport connections are easily reached, linking to wider routes for commuting, while nearby village amenities provide everyday convenience without the need to travel far.

This is a home that will appeal to those seeking a manageable and well located property, suited to small families, downsizers, professionals or those looking for a change of pace with access to both town and nature.



Main dwelling



Enter through UPVC door into:

Lounge
14' x 13



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

Lounge



Dining room
14'2 x 7'9



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

Dining room



Dining room



Kitchen
14' x 7'



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'



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



Two windows to the back, and radiator

Bedroom 1



Garden



Bedroom 2 10'9 x 12'8



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

Drone



Garden



Tiered garden with lawned area, patio area and decked area

Agents notes

Neath Port Talbot Council Tax Band: B
Annual Price: £1,898

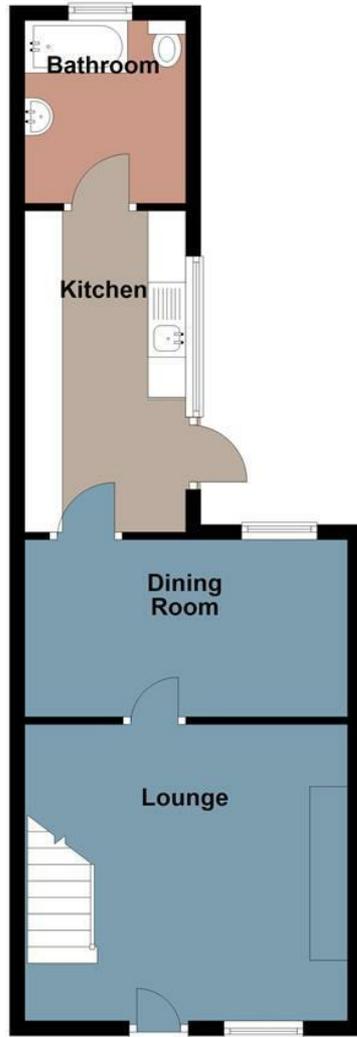
Agents notes

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



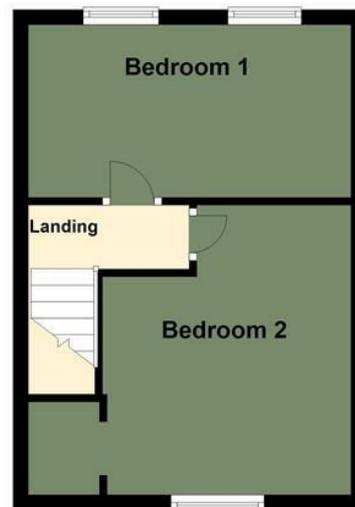
Ground Floor

Approx. 42.3 sq. metres (454.9 sq. feet)



First Floor

Approx. 26.9 sq. metres (289.4 sq. feet)



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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	