



Crythan Road, Neath, Neath Port Talbot.
SA11 1SR

£75,000

PJC PAYTON
JEWELL
CAINES

Crythan Road, Neath, Neath Port Talbot. SA11 1SR

Available for sale with NO ONGOING CHAIN this mid terrace is conveniently located within EASY ACCESS of the M4 and Neath town centre and benefits from two DOUBLE BEDROOMS, family bathroom to the FIRST FLOOR and rear garden. The property would be an ideal purchase for an INVESTOR or first time buyer.

£75,000 - Freehold

- Two bedroom mid terrace
- Ideal investment purchase
- Good size lounge
- Fitted kitchen. EPC - D63
- Bath with overhead shower
- Enclosed garden to the rear



DESCRIPTION

Situated close to Neath town centre, local shops and amenities this mid terrace offers good size accommodation throughout and would be ideal for an investor looking for a rental opportunity or a first time buyer.

Accommodation briefly comprises to the ground floor, entrance porch, lounge and kitchen. To the first floor there are two double bedrooms and a family bathroom with a newly fitted three piece suite. Externally there is a good size enclosed rear garden.

ENTRANCE PORCH

Papered walls. Fitted carpet. Glass panelled door through to:

LOUNGE (16' 11" x 14' 1") or (5.15m x 4.30m)

Two PVCu double glazed windows overlooking the front and rear. Chimney breast with feature fire surround. Staircase leading to the first floor. Television aerial point. Radiator. Fitted carpet.

KITCHEN (13' 11" x 0' 0") or (4.23m x 0.0m)

PVCu double glazed window overlooking the rear. Frosted glass PVCu door leading out on to the rear garden. Fitted kitchen having a range of wall and base units with coordinating worktops, matching upstands and ceramic tiling to splashback. Inset sink and drainer with mixer tap. Gas point for cooker. Space for fridge/freezer and tumble dryer. Plumbing for automatic washing machine. Radiator. Tiled flooring.

FIRST FLOOR LANDING

Coving. Fitted carpet.

BEDROOM 1 (15' 4" x 8' 0") or (4.67m x 2.43m)

Coving. Double glazed window overlooking the rear. Radiator. Fitted carpet.

BEDROOM 2 (13' 11" x 7' 7") or (4.25m x 2.31m)

Coving. Two double glazed windows overlooking the front. Radiator. Fitted carpet.

FAMILY BATHROOM (8' 8" x 6' 4") or (2.65m x 1.92m)

Coving. Frosted glass double glazed window overlooking the rear. Three piece suite comprising low level w.c., pedestal and panelled bath with overhead electric shower. Tiling to splashback areas. Radiator. Tiled effect vinyl flooring.

OUTSIDE

Enclosed good size garden to the rear which is mostly laid to lawn with a small patio area and pathway.

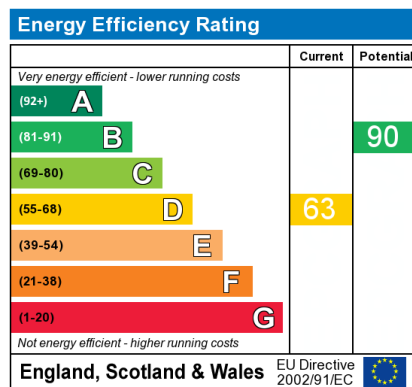
NOTE

Freehold - however the title deeds have not been inspected.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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