



6 The Sinnatts, Cwrt Herbert, Neath, SA10 7BY

Price £155,000

Situated in a sought-after location, this mid-link home is perfectly positioned close to local primary and secondary schools, Neath Port Talbot College, and offers convenient access to the M4 motorway. Neath Town Centre, with its array of amenities and facilities, is just a short distance away. The property spans two floors and presents an excellent opportunity for buyers looking to add their personal touch with some cosmetic updates. The ground floor features a lounge, dining room, kitchen, cloakroom/utility room, and a small conservatory. Upstairs, you'll find two well-proportioned bedrooms and a bathroom with w.c. Externally, the property benefits from front and rear gardens. With its prime location and potential, this home is ideal for first-time buyers, families, or investors.

Main dwelling

Front conservatory 13'5 x 6'10 (4.09m x 2.08m)



Tiled floor, tongue and groove to walls, door into:

Lounge 15'2 x 10'8 (4.62m x 3.25m)



Double glazed window to front, coved ceiling, radiator.

Lounge



Dining room



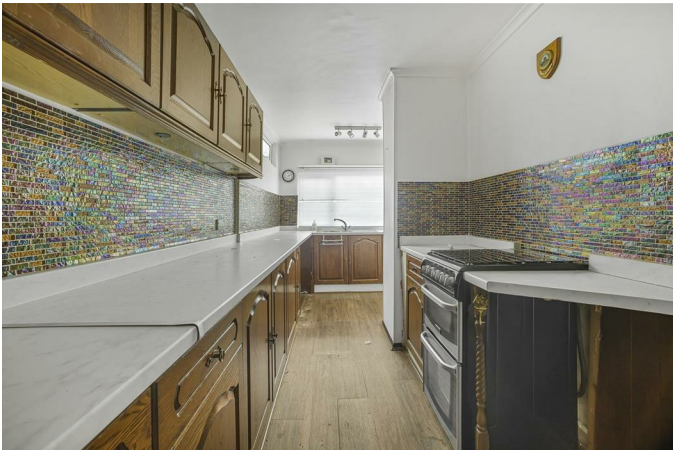
Mahogany feature fireplace, coved ceiling, radiator, stairs to first floor, door to:

Kitchen



Range of fitted base and wall units in dark oak with coordinating work surfaces, space for cooker, fridge/freezer and washing machine, part tiled walls, laminate flooring, double glazed window to rear.

Kitchen



Lean to conservatory 6'37 x 5'68 (1.83m x 1.52m)



Tiled floor, radiator, sliding patio doors to rear garden.

Utility/WC 5;58 x 5'94 (1.52m;17.68m x 1.52m)



With 2 piece suite in white comprising w.c., wash hand basin, tiled floor, double storage cupboard, tiled walls.

Landing 10'25 x 6'22 (3.05m x 1.83m)



With window to rear.

Bedroom one 13'90 x 8'94 (3.96m x 2.44m)



With double glazed window to rear, radiator.

Bedroom two 10'26 x 9'23 (3.05m x 2.74m)



Bedroom two



Bathroom 9'71 x 6'86 (2.74m x 1.83m)



3 piece suite in white comprising panelled bath with shower over, wash hand basin, w.c., part tiled walls, tiled floor, double glazed window to rear, radiator.

Outside



Brick pavier and shingled areas to front. Enclosed rear garden laid to patio. Rear pedestrian access gate.



Drone photograph



Services

Conservation Area

No

Flood Risk

No Risk

Floor Area

Plot size

0.05 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

11 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

Council tax

Band:

C

Annual Price:

£2,028 (min)

AGENTS NOTE

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

11 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

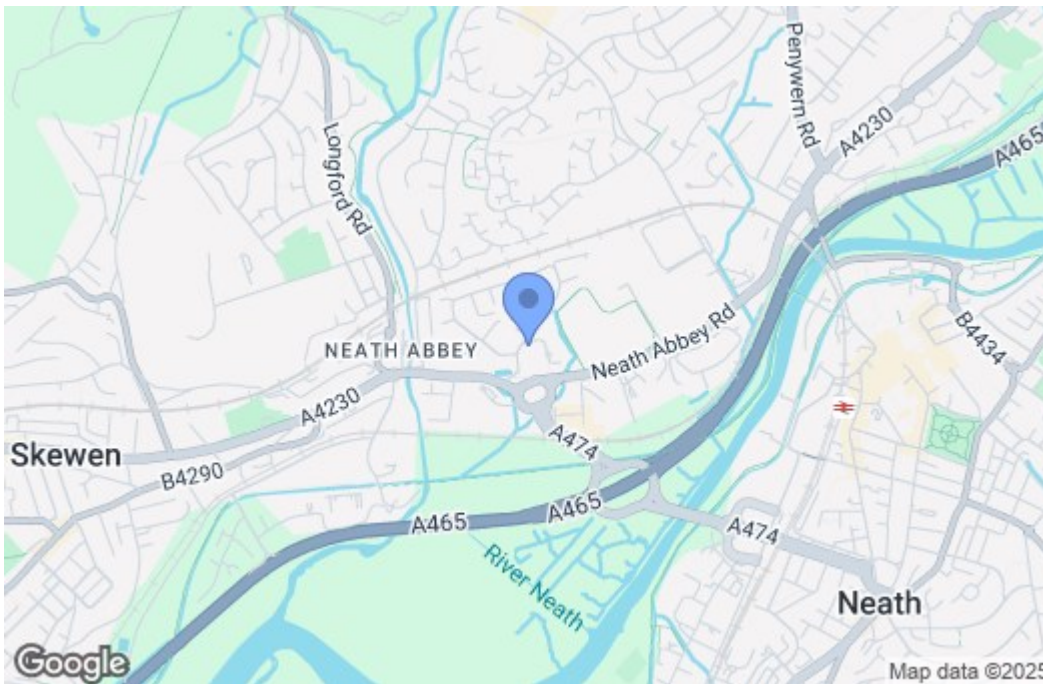
Sky

Virgin

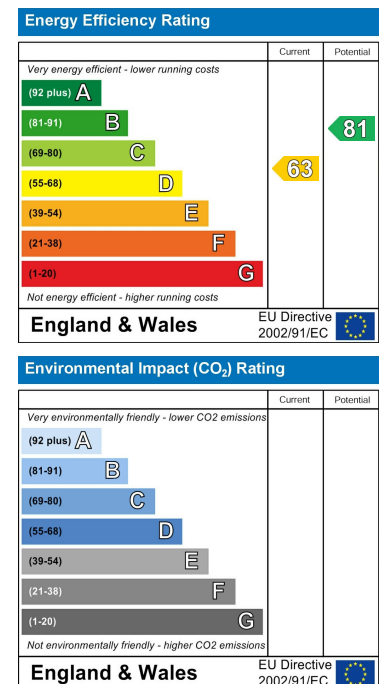
Floor Plan



Area Map



Energy Efficiency Graph



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