



74 Llantwit Road, Neath, SA11 3LB

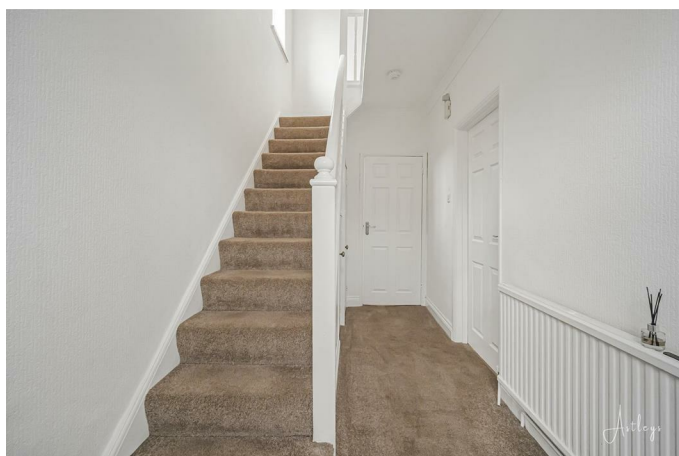
Offers In The Region Of £204,950

Perfectly positioned on Llantwit Road, this three-bedroom semi-detached home offers vacant possession and is ready for its new owners, it is an ideal choice for families or first-time buyers seeking a property in a popular location. A private driveway with electric charger, provides off-road parking, while inside, a bright and spacious lounge/diner creates a welcoming space for everyday living and entertaining alike. Upstairs, three well-proportioned bedrooms are served by a family bathroom with a separate shower. The rear garden is a true sanctuary—generous in size with part lawn and patio. Beyond the garden lies the serene Neath Canal, offering a peaceful backdrop and a connection to nature. Within easy reach of Neath town centre, the scenic Gnoll Country Park, and excellent transport links, this home offers not just a place to live, but a lifestyle to enjoy.

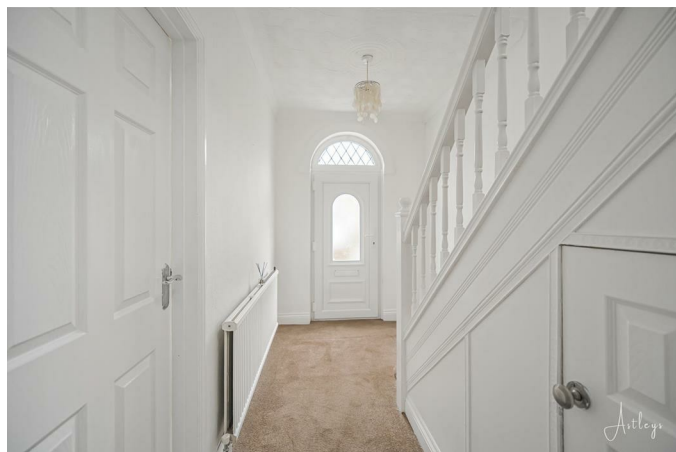
Main dwelling



Hallway 13'8 x 6'2 (4.17m x 1.88m)



Composite front door into hallway, understairs storage cupboard with light, radiator and coving



Lounge 11'8 x 12'4 (3.56m x 3.76m)



Bay window to the front, feature fireplace (not tested), radiator.



Kitchen/diner (Kitchen area) 13'4 x 7'5 (4.06m x 2.26m)



Wood effect base and wall units with a black work surface, electric oven and gas hob with extractor fan over, integrated fridge/freezer, sink with mixer tap, grey lino flooring, window to the back and a door to the side area.

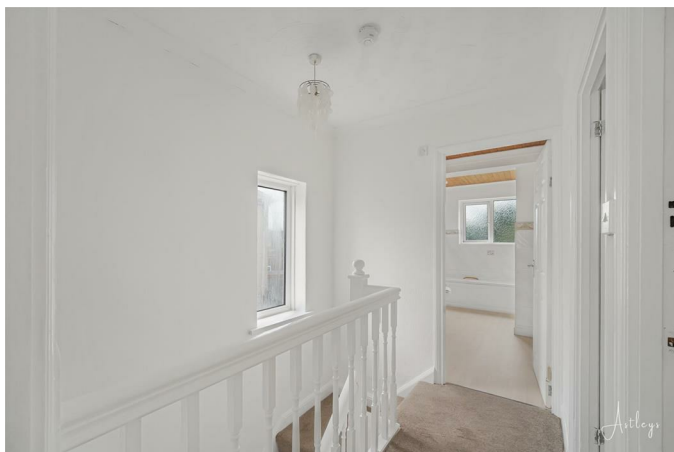


Patio doors to garden, two radiators.

Dining area



Landing 6'6 x 8'5 (1.98m x 2.57m)



Window to side.

Bedroom 1 8'5 x 10'8 (2.57m x 3.25m)



Radiator and window to the front.

Bedroom 2 10'1 x 11'4 (3.07m x 3.45m)



Radiator and window to the back.

Bedroom 3 7'2 x 6'2 (2.18m x 1.88m)



Window to the front.

Bathroom 6'2 x 12'1 (1.88m x 3.68m)



Cupboard housing the boiler, 3 piece suite with separate shower and cupboard over the sink. Grey lino on the floor, radiator.



Rear garden



Good sized garden with lawned and patio areas, summer house.



Garden



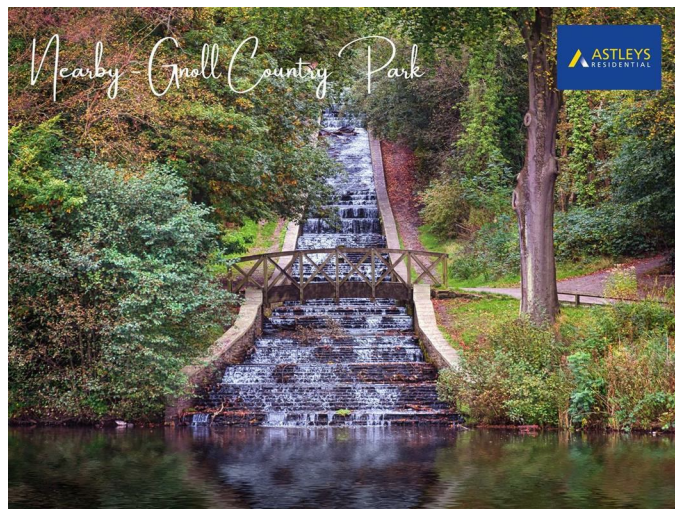
Summer house view



Drone



Local walks



Canal walks



Agents notes

Neath Port Talbot Council Tax Band: B

Annual Price: £1,898

Agents notes

Conservation Area :No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

839 ft 2 / 78 m 2

Plot size:

0.08 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

17 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

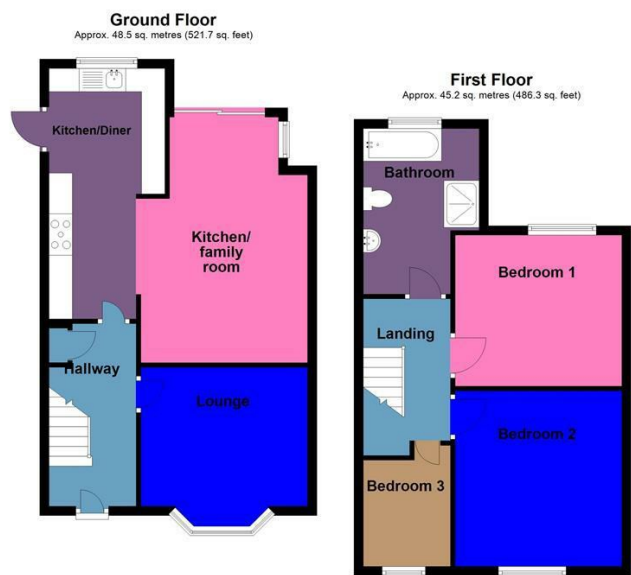
Satellite / Fibre TV Availability:

BT

Sky

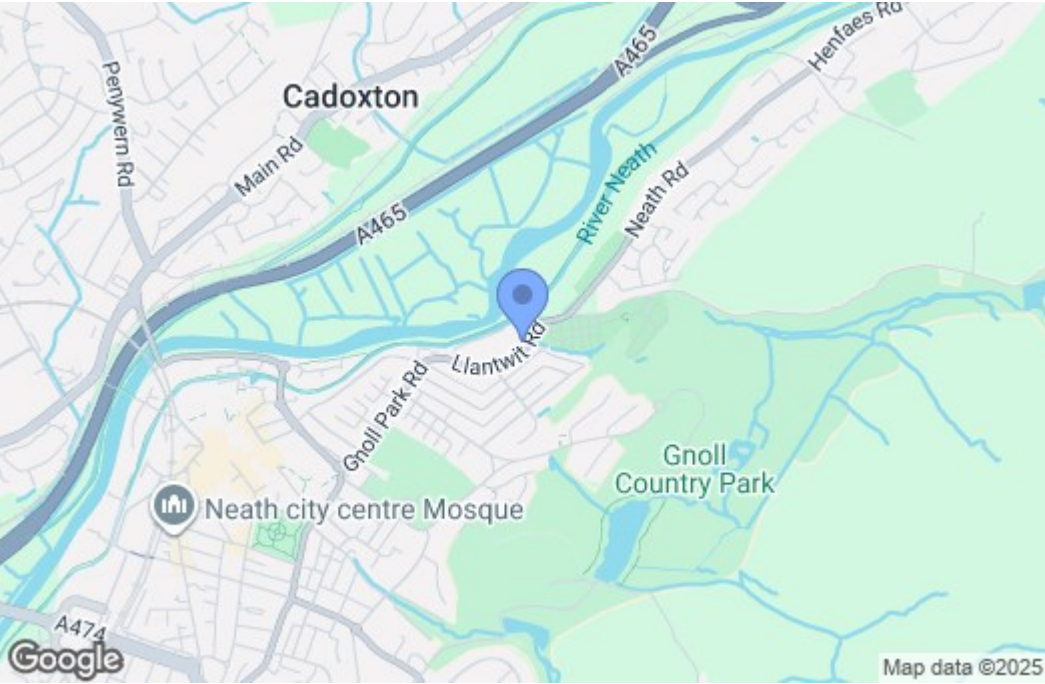
Virgin

Floor Plan

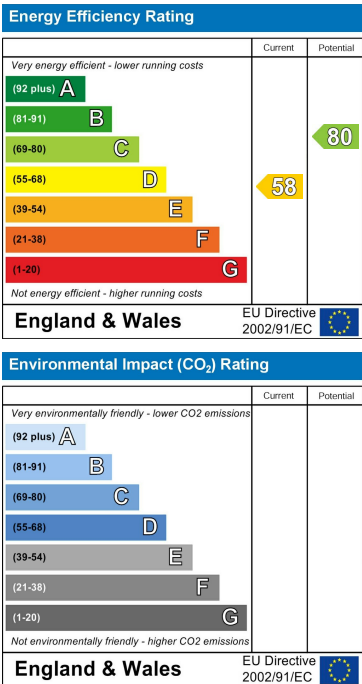


Total area: approx. 93.6 sq. metres (1007.9 sq. feet)

Area Map



Energy Efficiency Graph



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