



56 London Road, Neath, SA11 1LB

£105,000

Mid-Terrace Home in Neath Town Centre – Ideal for First-Time Buyers or Investors. Located in the heart of Neath town centre, this mid-terrace home offers convenient access to a wide range of local amenities, shops, and transport links, all within a short walking distance. The property is offered with vacant possession and would make an excellent purchase for first-time buyers or investors due to its central location and strong rental potential. The accommodation comprises a spacious lounge and dining area, a kitchen in need of modernisation offering the opportunity to create a contemporary cooking space, two double bedrooms, and a generously sized family bathroom featuring both a shower and a corner bath. Externally, the property benefits from a level, enclosed rear garden ideal for relaxation or entertaining, a forecourt to the front, and residential parking nearby. Situated on a level position close to the M4 motorway and the picturesque Gnoll Country Park, this property combines convenience, comfort, and potential in a good location.

Main dwelling



Porch 3'7" x 4'4" (1.09m x 1.32m)

Double glazed door to front, opening, door to porch area, part tiled and half glazed door into hallway;

Hallway 15'1" x 4'4" (4.60m x 1.32m)

Stairs to first floor and radiator.

Lounge/dining Room 22'2" x 10'3" (6.76m x 3.12m)



With laminate flooring to lounge and dining area, windows to front and rear, two recess storage cupboards, understairs storage and two radiators.



Kitchen 13'0" x 7'10" (3.97m x 2.38m)



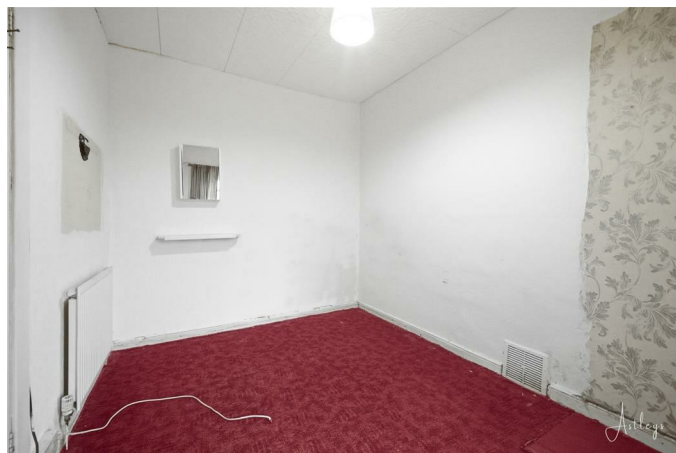
Fitted with base and wall units, would require modernisation though offers a good size workspaces, sink drainer and room for cooker, window to side.



Landing 11'2" x 5'4" (3.41m x 1.62m)



Bedroom two 11'2" x 7'8" (3.41m x 2.34m)



Double room with window to rear and radiator.

Bedroom one 10'8" x 13'4" (3.25m x 4.06m)



Good size double bedroom with two windows to front and radiator.



Bathroom 11'11" x 7'10" (3.63m x 2.38m)



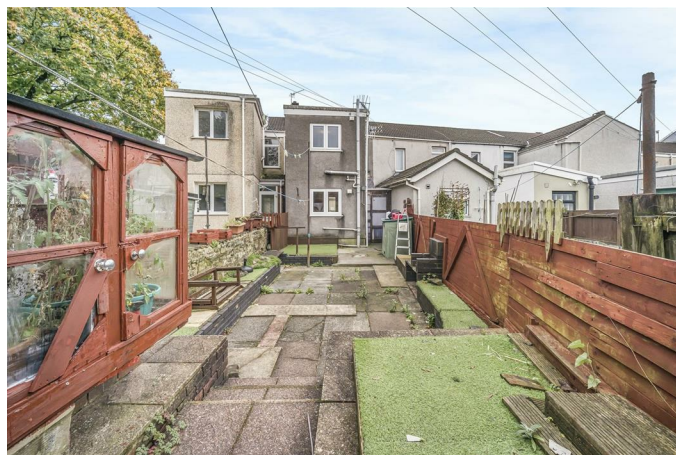
Spacious bathroom with shower cubicle and corner bath, tiled to walls, low level WC, pedestal wash hand basin, storage cupboard housing the gas boiler, window to rear and radiator.

Rear garden



Level rear garden with small potting shed.

Rear garden



Drone



Council tax

Council Tax

Band:

B

Annual Price:

£1,898

Services

Conservation Area

No

Flood Risk

River : High

Seas : Very low

Floor Area

785 ft 2 / 73 m 2

Plot size

0.03 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

15 Mbps

Superfast

55 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

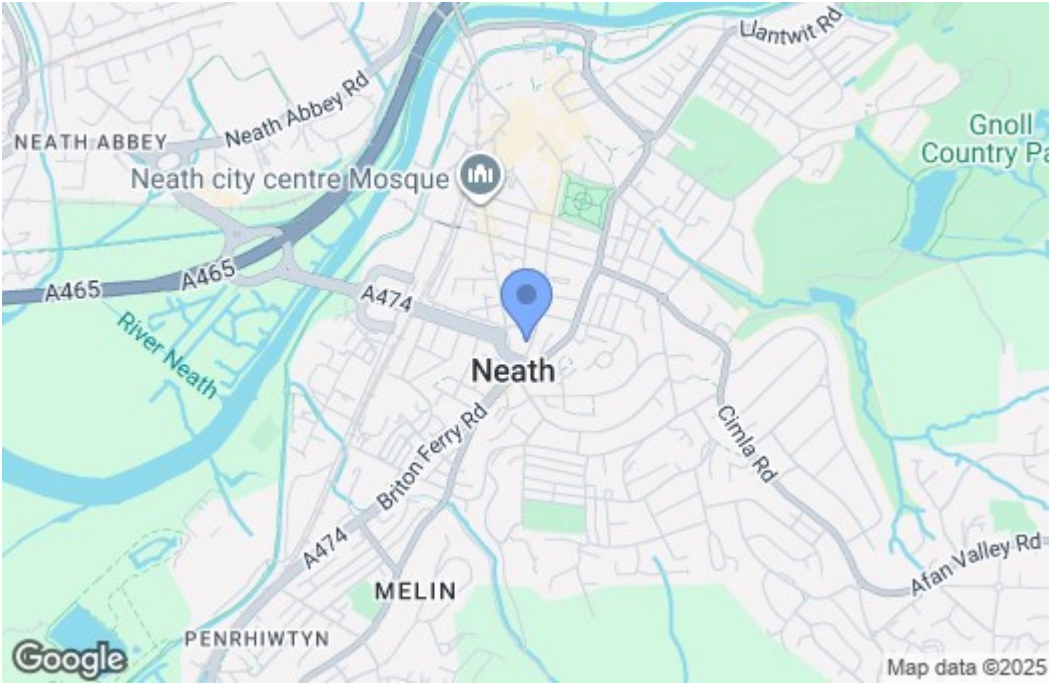
Sky

Virgin

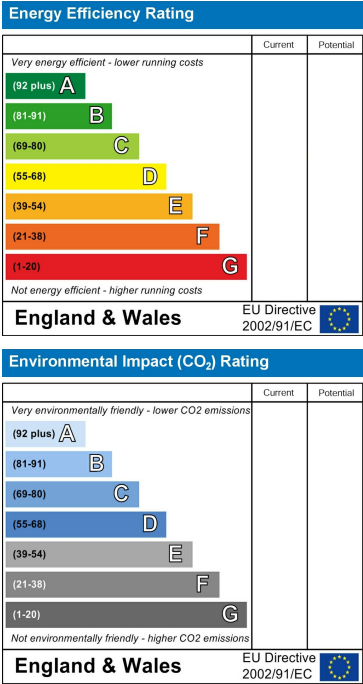
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.