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5 Cleighton Terrace  
Cadoxton

Neath

SA10 8BB

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## 5 Cleighton Terrace

Asking price **£110,000**

A quaint and charming two bedroom mid terrace property, positioned on a private row within the popular village of Cadoxton, Neath.

An ideal purchase for a first time buyer

A spacious two bedroom mid terraced property

Located amongst a quiet residential row within the popular village of Cadoxton

Just a short stroll from village amenities, a Primary School and play park

Available to purchase with vacant possession

Large open plan living area

Two double bedrooms plus bathroom to first floor

UPVC double glazing throughout

Modern gas boiler fitted

Impressive sized, private front garden





This charming mid terrace property would make an ideal purchase for a first time buyer or an investor looking to add quality housing to their existing portfolio. Nestled within a row of houses accessible via a shared enclosed pathway leading from Beaconsfield, the location offers the perfect blend of convenience and privacy.

The property is entered via a UPVC and glazed panel door into the entrance hallway with laminate wood flooring fitted and a doorway giving access into the living space. The impressive open plan living/dining/kitchen area features laminate wood flooring throughout and boasts a focal feature fire surround to one wall. There is a large window to the front enjoying views of the garden and a window to the rear.

The kitchen is located to the rear of the room and has been fitted with a matching range of base and wall mounted units, with a laminated worksurface over and breakfast bar. It has a continuation of the same laminate wood flooring as the lounge/dining area, has a ceramic sink unit positioned below the rear window, offers a wooden pedestrian door to the side providing access out to the courtyard area and benefits from an integrated electric oven and four burner induction hob.

To the first floor the landing gives access to the two double bedrooms and the shared family bathroom. Each of the rooms plus the landing area feature fitted carpet flooring.

Bedroom one is a generous sized double bedroom with two UPVC double glazed windows to the front.

Bedroom two is a comfortable sized double bedroom with a UPVC double glazed window to the rear.

The bathroom has been fitted with a three piece suite comprising: panel bath with over bath shower, low level WC and a pedestal wash hand basin. The room offers access into a useful airing storage cupboard and a UPVC double glazed window to the side.

Externally to the front of the property, leading off from the shared footpath is an enclosed courtyard garden, laid mainly to paved patio. On the opposite side of the pathway to the front, a large gently sloped private garden is mainly laid to lawn, with an abundance of mature plant and shrub borders and a level concrete area located as the garden levels off, ideal for house a large storage shed.

GROUND FLOOR  
389 sq.ft. (36.1 sq.m.) approx.

1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Moragor 12/2025







## Directions

SAT NAV USERS SA10 8BB

## Tenure

Freehold

## Services

All Mains Services  
Council Tax Band B  
EPC Rating

Viewing strictly by  
appointment through  
Herbert R Thomas

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English | [Summary](#)

### Energy performance certificate (EPC)

Energy rating	Property type	100 sqm	100 sqm
Current rating	Mid-terrace house	100 sqm	100 sqm
Potential rating	71 square metres	100 sqm	100 sqm

Property type: Mid-terrace house  
Total floor area: 71 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [more about the rules on letting](#) and [find out how to improve the energy rating of your property](#).

#### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows the property's current and potential energy rating.  
Properties get a rating from A (best) to G (worst). The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 50

#### Breakdown of property's energy performance

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.