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herbert r thomas

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78 Llansawel
Crescent

Neath, SA11 2UL

78 Llansawel Crescent

Asking price **£125,000**

An opportunity to purchase a deceptively spacious and partly renovated three bedroom semi detached family home, located in a quiet residential area close to local amenities and available to purchase with no ongoing chain.

A spacious three-bedroom semi-detached home.

Located in a quiet and established residential location.

Within walking distance to a local primary school, convenience store and train station.

Close to a wide range of local amenities within Briton Ferry.

Available to purchase with no ongoing chain.

Bright and well-proportioned living accommodation throughout.

Private rear garden.

Full UPVC double glazing throughout and modern gas boiler.

Excellent potential for further improvement.

Ideal family home or investment opportunity.





Located in a peaceful and sought-after residential area, this spacious three-bedroom semi-detached home presents an excellent opportunity for families, first-time buyers, or those looking to upsize. The property is ideally situated within walking distance of a well-regarded primary school, a local convenience store, a wide range of everyday amenities, and the train station—making it an ideal choice for commuters and growing families.

To the ground floor, the property features a bright and wide entrance hallway with a staircase to the first floor and doorways

leading to the main living spaces. At the front of the home is a cozy sitting room filled with natural light from a charming box bay window. A second, larger reception room to the rear serves as a welcoming lounge or dining space, enhanced by a focal feature fireplace with an electric stove—ideal for relaxing evenings or entertaining guests.

The kitchen is fitted with a contemporary range of base units complemented by a wood-effect laminated worksurface. A door

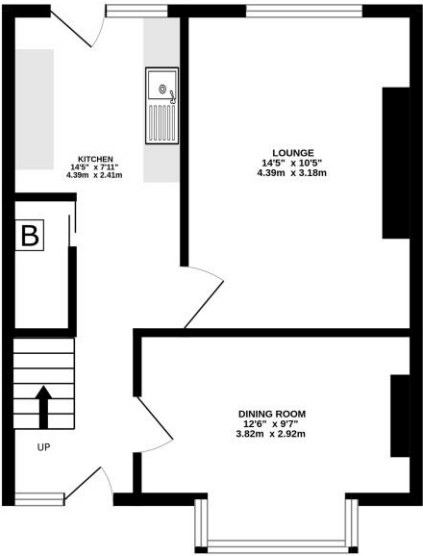
from the kitchen provides direct access to the rear garden, making it a practical and functional space for everyday living.

Upstairs, the property continues to impress with three generously sized bedrooms and a family bathroom. Two of the three bedrooms have been stripped in readiness for decoration, featuring exposed floorboards.

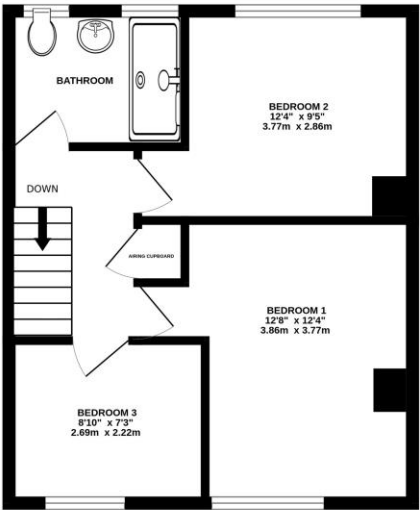
The bathroom is fitted with a coloured three piece suite and although functional, would make an ideal project to add value.

Outside, the home offers a private rear garden, tiered over two main levels. The garden is mainly laid to lawn with a central pathway running from front to rear. The garden further benefits from a solid stone outhouse, providing useful storage space for garden equipment.

GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 798 sq.ft. (74.1 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.
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Directions

For Satnav users SA11 2UL.

Tenure

Freehold

Services

All main services.

Council Tax Band B

EPC Rating D

Viewing strictly by
appointment through
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Energy performance certificate (EPC)																																			
78 Llanawel Crescent NEATH SA11 2UL	Energy rating D	Valid until: 6 December 2031	Certificate number: 0396-3011-1202-0319-0204																																
Property type	Semi-detached house																																		
Total floor area	81 square metres																																		
Rules on letting this property																																			
Properties can be let if they have an energy rating from A to E.																																			
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance) .																																			
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.																																			
The graph shows this property's current and potential energy rating.		Properties get a rating from A (best) to G (worst) and a score. 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 60																																			
<table><tr><th>Score</th><th>Energy rating</th><th>Current</th><th>Potential</th></tr><tr><td>92+</td><td>A</td><td></td><td></td></tr><tr><td>81-91</td><td>B</td><td></td><td></td></tr><tr><td>69-80</td><td>C</td><td></td><td>85 B</td></tr><tr><td>55-68</td><td>D</td><td>43 D</td><td></td></tr><tr><td>35-54</td><td>E</td><td></td><td></td></tr><tr><td>21-34</td><td>F</td><td></td><td></td></tr><tr><td>1-20</td><td>G</td><td></td><td></td></tr></table>				Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C		85 B	55-68	D	43 D		35-54	E			21-34	F			1-20	G		
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hrt Est. 1926 **RICS**

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.

