



hrt
herbert r thomas

9 Pen Y Banc
Seven Sisters , Neath Port
Talbot, SA10 9AB

hrt.uk.com

9 Pen Y Banc

Asking price **£114,950**

A charming and deceptively spacious three bedroom end of terrace home, situated in a popular village location just a short stroll from village amenities and local primary school and available to purchase with no onward chain.

Charming end of terrace home in a quiet no-through road setting.

Offered with no onward chain – ready for a quick and hassle-free sale

Spacious open plan lounge/diner perfect for families and entertaining

Contemporary full-width fitted kitchen/breakfast room to the rear

Modern four-piece bathroom on the ground floor

Three well-sized bedrooms, two with fitted wardrobes

Private en-suite toilet to one of the bedrooms

Generous rear garden with lawn, timber shed, and solid-built outhouse

Full UPVC double glazing and oil-fired central heating

Rear pedestrian access and right of way to street for added convenience





Tucked away on a quiet no-through road in the sought-after village of Seven Sisters, Neath, this delightful three-bedroom end of terrace property offers a wonderful opportunity for families, first-time buyers, or anyone seeking a peaceful yet well-connected location. Lovingly maintained by the same owner for over 50 years, the home is well presented throughout and is offered to the market with no onward chain for a smooth and straightforward purchase.

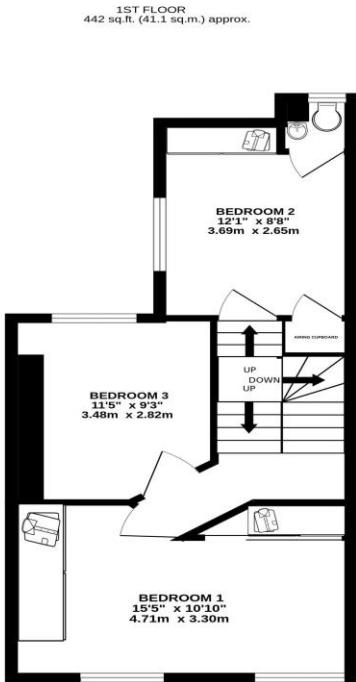
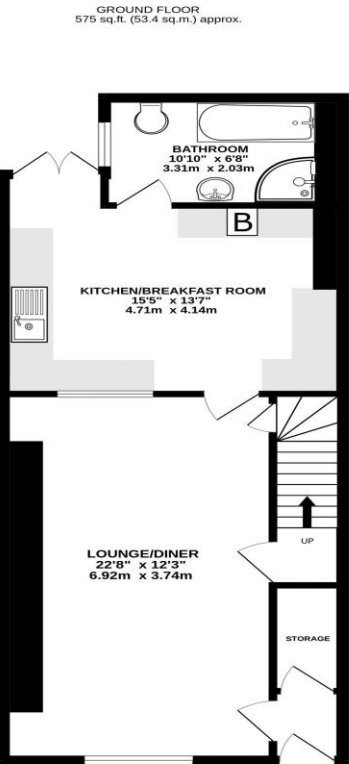
The ground floor opens with a welcoming entrance hall, giving access to a useful storage room and leading through to a bright

and spacious open plan lounge/diner—ideal for family life and entertaining. To the rear, a contemporary full-width fitted kitchen/breakfast room provides ample space and functionality, with a large ceiling sky light in place to flood the room with natural light and double patio doors giving access to the rear garden. Leading off the kitchen/breakfast room, a stylish modern four-piece bathroom comprising; panel bath, single corner shower cubicle, pedestal wash hand basin and low level WC completes the ground floor accommodation.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms. Two of the bedrooms benefit from built-in wardrobe storage, with one having the added convenience of a private en-suite toilet and the third has recently been fully replastered throughout.

Externally, the property enjoys a long, gently sloping rear garden, mainly laid to lawn, with a timber storage shed and a solid-built outhouse—ideal for additional storage or workshop use. A rear pedestrian lane provides access to the back of the property, with right of way across neighbouring properties offering practical and convenient street access.

Additional benefits include full UPVC double glazing, oil central heating, and attractive front-facing views.



TOTAL FLOOR AREA: 1017 sq.ft. (94.5 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 Metreplus C5025





Directions

For Satnav users SA10 9AB.

Tenure

Freehold

Services

All main services.

Council Tax Band B

EPC Rating E

Viewing strictly by
appointment through
Herbert R Thomas

hrt.uk.com

Energy performance certificate (EPC)			
3 Park Y Bwthyn Neath SA10 9AB	Energy rating E	Valid until	18 December 2034
		Certificate number	8534-722-8469-0211-0296
Property type		End-terrace house	
Total floor area		93 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-standard-landlords-guidance).			
Energy rating and score			
This property's energy rating is E. 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			

hrt
herbert r thomas

33 Alfred Street, Neath, West Glamorgan,
SA11 1EH,
01639 639541
neath@hrt.uk.com

hrt Est. 1926



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.

