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8 Helens Road
Briton Ferry,
Neath,
Neath Port Talbot,
SA11 2DL

8 Helens Road

Asking price **£185,000**

A beautifully renovated stone-fronted mid-terrace, quietly positioned on a no-through road close to Neath town centre. Offering two reception rooms, a modern kitchen and bathroom, three generous double bedrooms, and an enclosed low-maintenance garden with sheltered seating and garage

An attractive stone-fronted mid-terrace home

Situated on a quiet no-through road close to Neath town centre

Recently renovated to an exceptional standard while retaining period charm

Two reception rooms to the ground floor

Modern fitted kitchen and contemporary bathroom

Three spacious double bedrooms to the first floor

Enclosed, low-maintenance rear garden with sheltered entertainment area and power supply

Large rear garage with storage plus separate office/gym space, with power and rear lane access

UPVC double glazing throughout and modern gas combination boiler

A complimentary bottle of champagne awaits the new owner, courtesy of our vendor





This beautifully presented, stone-fronted mid-terrace property has been thoughtfully renovated to a high standard, blending modern comforts with charming period character. Situated on a quiet no-through road, the home enjoys both convenience and tranquility, being just a short walk from local amenities, a well-regarded primary school, Melyn Park and Neath town centre.

The ground floor offers versatile living, featuring two inviting reception rooms each with focal feature electric fireplaces and newly fitted carpet flooring. The contemporary fitted kitchen offers a range of matching base and wall mounted units, with stylish ceramic splashback tiling, understairs storage, a stainless steel sink unit and an integrated electric oven with a glazed electric four burner hob and extractor hood over. The kitchen benefits from tiled flooring that continues through into a modern three piece bathroom, fitted with a panel bath with over bath shower, low level WC and a pedestal wash hand basin. The room has full height tiling to all walls and benefits from a contemporary wall mounted heated towel rail. To the first floor the stairs and landing areas benefit from newly fitted carpet flooring and gives access to

three generously sized double bedrooms, providing ample space for family living.

Externally, the property boasts an immaculate, low-maintenance rear garden, designed for relaxation and entertaining, with a sheltered seating area complete with power supply. Beyond the garden lies a substantial garage, cleverly subdivided to provide storage space alongside a fully functional office/gym, with rear lane access and full power supply – an ideal setup for home working or hobbies.

This is a turn-key home that perfectly combines modern style, convenience, and practicality, making it an excellent choice for families, professionals, or those looking for a ready-to-move-into property in a sought-after location.





Directions

Sat Nav User - SA11 2DL

Tenure

Freehold

Services

All mains services

Council Tax Band B

EPC Rating D

Viewing strictly by
appointment through
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Energy performance certificate (EPC)

8 Helen Road Porthkerry NEATH SA11 2DL	Energy rating D	Valid until 7 October 2018
Certificate number ENR 8326-7599-0386-5202		

Property type Mid-terrace house
Total floor area 84 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/landlords-exemptions>)
[read energy efficiency standards for private landlords](#)

Energy rating and score

This property's energy rating is D. It has the potential to be C.
[See how to improve this property's energy efficiency](#)

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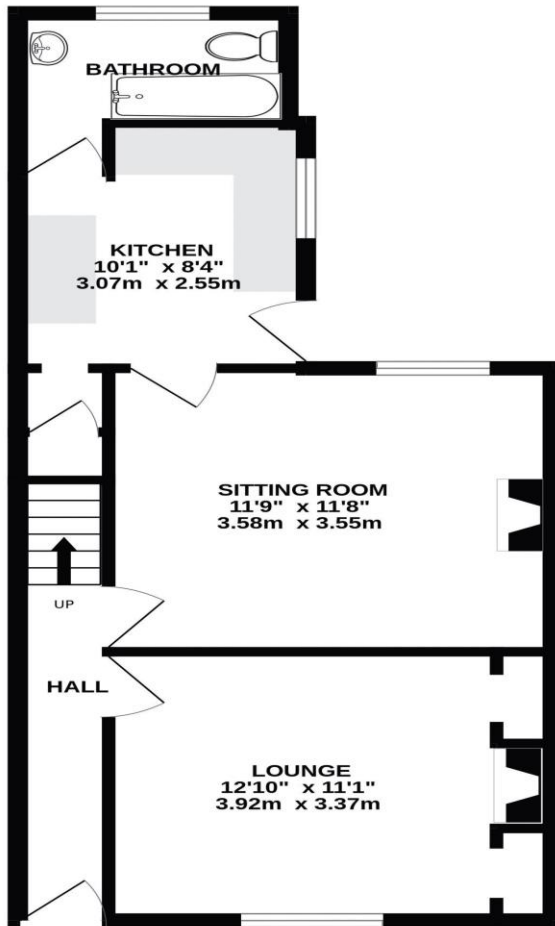
hrt Est. 1926

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.



GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.

